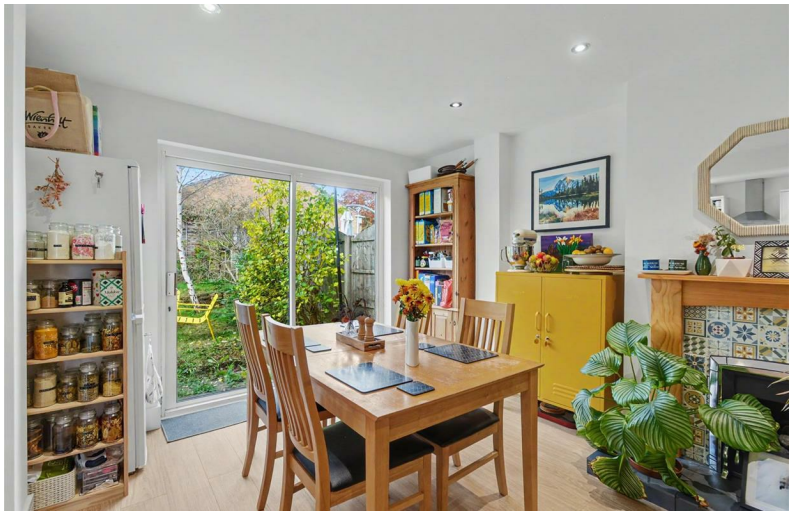
Robert Ellis

look no further...







Coventry Road,
Beeston, Nottingham
NG9 2EG

£350,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea



An attractive and traditional extended three bedroom semi-detached house.

Benefiting from a single storey extension to the rear where the property has an open plan kitchen and dining area with quality fitted units this versatile and spacious house would appeal to a variety of potential purchasers.

In brief, the well presented interior comprises entrance hallway, WC, sitting room and open plan kitchen/dining area. Rising to the first floor are two double bedrooms, a further single bedroom and family bathroom.

Outside the property has a driveway providing car standing with a car port beyond and primarily lawned gardens to both front and rear.

Tucked away in a small cul-de-sac within central Beeston, the property is well placed for the town centre, excellent transport links and a range of other facilities and is well worthy of an early internal viewing.





Entrance Hallway
A UPVC double glazed entrance door leads to hallway with radiator and stairs off to first floor landing.

WC
With a wall mounted wash hand basin with tiled splashback, WC and tiled flooring.

Dining Area
15'2" x 10'10" (4.63m x 3.32m)
With double glazed patio doors leading to the rear garden, radiator, inset ceiling spotlights, feature fuel effect gas fire with tiled hearth and Adam style surround.

Sitting Room
12'5" x 10'10" (3.80m x 3.32m)
With UPVC double glazed bay window to the front and radiator.

Kitchen
11'3" x 6'3" (3.45m x 1.92m)
With a range of quality fitted wall and base units, worksurfaces with tiled splashbacks, inset gas hob with extractor above and electric oven below, plumbing for a washing machine, radiator, UPVC double glazed window and door to the exterior and inset ceiling spotlights.

First Floor Landing
With UPVC double glazed window, loft hatch with drop down ladder to a boarded loft space and doors to the Bathroom and three Bedrooms.

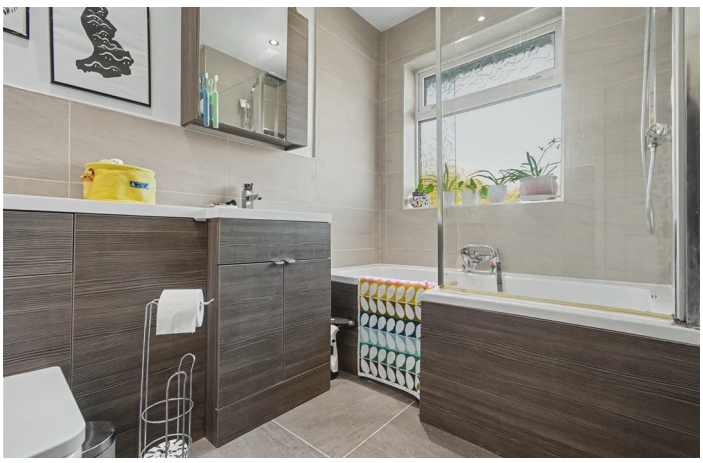
Bedroom One
12'7" x 10'11" (3.86m x 3.34m)
A carpeted double bedroom with a UPVC double glazed bay window to the front and radiator.

Bedroom Two
11'8" x 11'0" (3.56m x 3.36m)
A carpeted double bedroom with UPVC double glazed window to the rear, fitted wardrobes and shelving and radiator.

Bedroom Three
7'8" x 6'4" (2.35m x 1.95m)
With UPVC double glazed window and radiator.

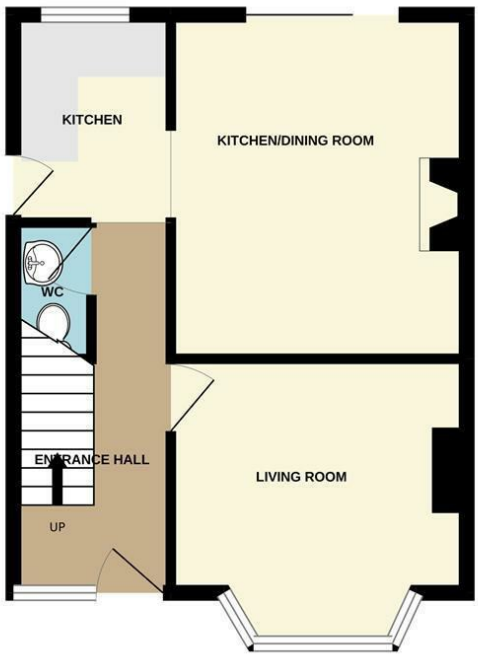
Bathroom
With a modern suite in white comprising WC and wash hand basin inset to vanity unit with a mirror fronted cabinet above, 'P' shaped bath with mains controlled shower over, part tiled walls, tiled flooring, inset ceiling spotlights, UPVC double glazed window and wall mounted heated towel rail.

Outside
To the front the property has a walled boundary and an established front garden with shrubs. The property has a driveway with a car port beyond providing ample car standing. To the rear the property has an enclosed and private garden with outside tap, lawn, well stocked beds and borders, patio and a shed.

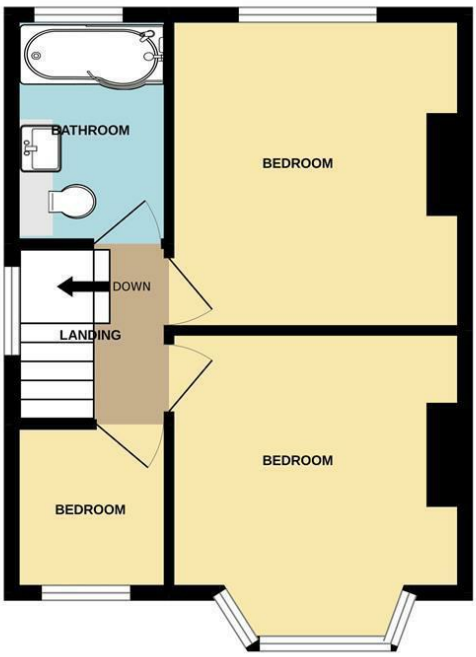




GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

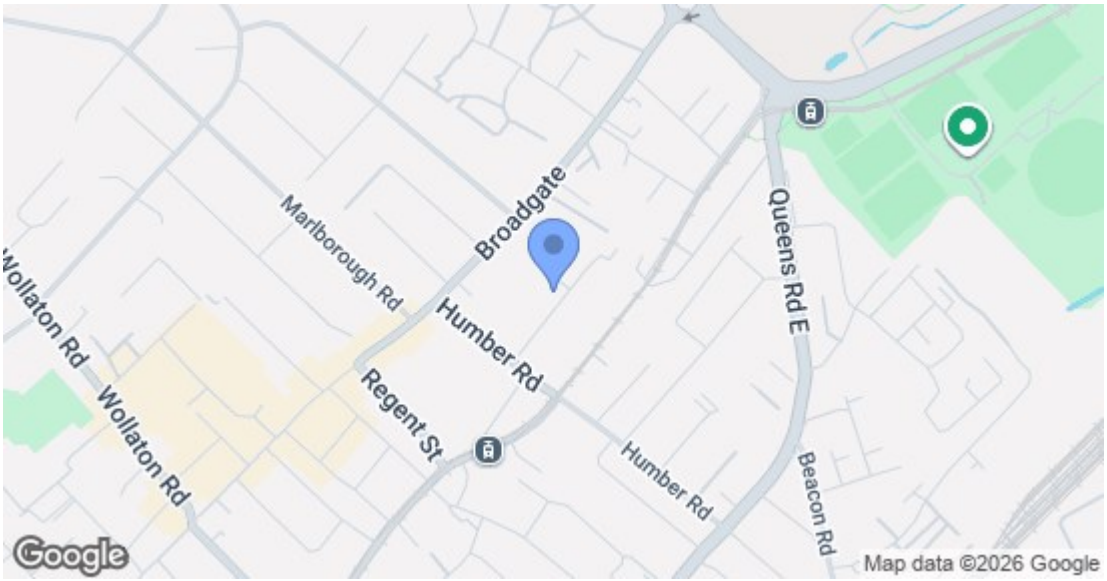


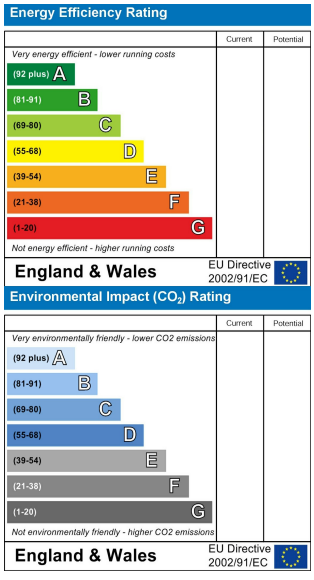
1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888