



**33 Abbey Road, Beeston, Nottingham, NG9 2QF**  
£425,000 Freehold



## Abbey Road, Beeston

4 Bedrooms, 2 Bathroom

£425,000

- Spacious Four Bedroom Semi-Detached House
- Excellent Location - Close To Beeston Town Centre
- Master Bedroom With En-Suite
- Enclosed Rear Garden
- Driveway & Garage
- Solar Panels
- Freehold

Situated in an excellent location within walking distance of Beeston Town Centre this deceptively spacious, four bedroom, three storey semi-detached property requires early viewing. Briefly comprising of an entrance hall, cloakroom, lounge with bay window and fitted dining/kitchen with French Doors to the rear garden on the ground floor, a master bedroom with en-suite, bedroom and a family bathroom to the first floor and two further double bedrooms on the second floor. Externally, there is an enclosed rear garden and a driveway leading to a single garage with up and over door, power and lighting.



**ENTRANCE HALL** Accessed via an external uPVC door with opaque window to the side elevation, tiled flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

**CLOAKROOM** With a low flush w.c., corner pedestal wash hand basin with chrome mixer tap, tiled flooring, wall mounted radiator and ceiling light.

**LIVING ROOM** 14' 5" x 10' 7" (4.39m x 3.23m) With oak flooring, a large uPVC double glazed window to the front elevation, wall mounted radiator, wall light and ceiling light.

**KITCHEN/DINER** 14' 3" x 9' 3" (4.34m x 2.82m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, tiled splashback, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, tiled flooring, wall mounted radiator, uPVC double glazed and French Doors to the rear elevation

and fitted ceiling spotlights.

**LANDING** With oak flooring, opaque uPVC double glazed window to the side elevation, airing cupboard housing the combi boiler, wall mounted radiator and ceiling light.

**MASTER BEDROOM** 14' 3" x 9' 4" (4.34m x 2.84m) With oak flooring, two uPVC double glazed windows to the rear elevation, wall mounted radiator and ceiling light.

**EN-SUITE** Comprising of a shower enclosure with a mains fitted mixer bar shower, low flush w.c., vanity wash hand basin with chrome mixer tap, tiled flooring, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and ceiling light.

**BEDROOM FOUR** 10' 8" x 8' 3" (3.25m x 2.51m) With oak flooring, a double glazed sash window to the front elevation, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with whirlpool jet system, chrome mixer tap and electric shower over, low flush w.c., pedestal wash hand basin, tiled flooring, wall mounted radiator, part wall tiling, opaque double glazed sash window to the front elevation and ceiling light.

**LANDING** With a fitted carpet, loft hatch and ceiling light.

**BEDROOM TWO** 14' 8" x 10' 11" (4.47m x 3.33m) With oak flooring, a double glazed sash window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 14' 8" x 8' 2" (4.47m x 2.49m) With oak flooring, Velux window, storage cupboard, wall mounted radiator and ceiling light.

**EXTERNAL** The property enjoys a private and enclosed rear garden which is mainly laid to lawn with a patio area, decked seating area, a range of mature shrubs and trees, garage access and a fenced



boundary. To the front is a laid to lawn garden with mature shrubs and a block paved driveway leading to a garage with up and over door, power and lighting. The property also benefits from solar panels producing an income of approximately £180 per annum.







## Martin & Co Beeston

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