



**Farfield Avenue, Beeston, Nottingham, NG9 2PU**  
£285,000 Freehold

  
**MARTIN&CO**



## Farfield Avenue, Beeston

3 Bedrooms, 1 Bathroom

£285,000

- Three Bedroom End Terrace
- Large Plot With South Facing Garden
- Solar Panels
- Gravelled Driveway (No Dropped Kerb)
- Well Proportioned Throughout
- Conservatory
- Close To Beeston Town Centre

Affording a deceptively spacious interior throughout this three bedroom end terrace property is situated on a fantastic sized plot with a superb, south facing garden all just a short distance from Beeston Town Centre and it's array of local amenities and transport links. The accommodation comprises of a large entrance hall, two reception rooms with the rear leading to a conservatory alongside a fitted kitchen to the ground floor. To the first floor there are three well

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



proportioned bedrooms and a modern fitted shower room with separate w.c. The established rear garden offers a private oasis with a range of mature trees, shrubs and plants alongside a paved patio area, pond and sheds. To the front a gravelled area provides off road parking area (no dropped curb). Early viewing is strongly recommended.

**HALLWAY** 9' 11" x 4' 1" (3.02m x 1.24m) Accessed via an external uPVC door with tiled flooring, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

**RECEPTION ROOM** 12' x 9' 8" (3.66m x 2.95m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**RECEPTION ROOM** 12' 11" x 10' 9" (3.94m x 3.28m) With fitted carpet, gas fire and surround, wall mounted radiator, uPVC double glazed French doors to the rear garden and ceiling light.

**KITCHEN** 9' 6" x 8' 11" (2.9m x 2.72m) With a range of high and low level units with a rolled edge worktop over incorporating a sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, tiled flooring, uPVC double glazed window to the rear elevation and external door to the rear garden and ceiling light.

**CONSERVATORY** 13' 4" x 9' 3" (4.06m x 2.82m) With uPVC double glazed windows to the side and rear elevations and French doors to the rear garden, tiled flooring and wall mounted radiator.

**LANDING** With fitted carpet, window to the side elevation, loft hatch and ceiling light.

**MASTER BEDROOM** With fitted carpet, window to the side elevation, loft hatch and ceiling light.

**MASTER BEDROOM** 12' 11" x 11' 10" (3.94m x 3.61m) With a fitted carpet, uPVC double glazed

window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 11' 8" x 9' 11" (3.56m x 3.02m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 10' x 6' 9" (3.05m x 2.06m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**SHOWER ROOM** With a double wide walk in shower enclosure with an electric shower, vanity wash hand basin, vinyl floor covering, opaque uPVC double glazed window to the front elevation, full wall tiling, wall mounted radiator and fitted ceiling spotlights.

**W.C.** With a low flush w.c., vinyl floor covering, wall mounted radiator, part wall tiling, opaque window to the side elevation and ceiling light.





**EXTERNAL** The property offers a fantastic, private south-facing rear garden which is laid to lawn with a paved patio area, a range of mature shrubs, trees and plants, pond, sheds and fenced and hedged boundary. There is a paved path allowing wheelchair access from the conservatory to the rear garden. To the front a gravelled driveway provides off road parking (no dropped kerb) with a range of mature shrubs and a hedged boundary.









## Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG  
T: 0115 9225555 • E: beeston@martinco.com

**0115 9225555**

<http://www.martinco.com>

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