

HoldenCopley

PREPARE TO BE MOVED

Grove Avenue, Beeston, Nottingham NG9 4DX

£1,595 PCM

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Welcoming this standalone bungalow, where timeless charm and undiscovered possibilities beckon on an expansive 1/3-acre plot facing south-west in a prestigious conservation area, now on the rentals market. Nestled in a coveted locale, it seamlessly combines close proximity to amenities like excellent schools, Nottingham University and within walking distance to a tram stop and Beeston Town Centre offering both retail & leisure amenities & convenient commuting links.

As you enter you are greeted by the entrance hall, to your left, the living room beckons with exposed wooden beams, adding a touch of rustic charm. Large solid oak framed windows and doors provide a seamless connection to the rear garden, allowing natural light to flood the space and creating a warm and welcoming atmosphere. Adjoining is a generous-sized kitchen-dining area adjacent to the solid oak framed sunroom, an extended living area that invites you to relax in the beauty of the rear garden. The generously sized fitted kitchen has an adjoining utility room adds convenience to your daily routines. The two double bedrooms provide comfortable retreats, with the master bedroom boasting a separate W/C. The stylish bathroom completes the main floor. Venturing to the upper level, a converted loft space flooded with natural daylight awaits, offering versatility to suit your lifestyle needs, either as an additional bedroom or home office with a large adjoining store room. Outside, the front garden exudes curb appeal with double electric gates, a spacious driveway providing off-road parking for multiple cars, and a tasteful Japanese garden. However, the true jewel of this property lies in the meticulously maintained rear garden. A sprawling oasis of greenery, it features a lush lawn, a variety of plants and shrubs, a water feature, and several patio seating areas—an idyllic setting for simply enjoying the outdoors. Completing the rear garden is a dedicated garden

RENT INCLUSIVE OF GARDEN MAINTANENCE





- Detached Bungalow
- Two Double Bedrooms & Separate Loft Room/Third Bedroom
- Two Spacious Reception Rooms
- A Fitted Kitchen & Utility Room
- Oak Framed Sunroom
- Stylish Bathroom Suite & En-Suite To Master
- Generous Driveway Providing Ample Off-Street Parking
- Stunning Landscaped Rear Garden With Garden Office - Rent Inclusive Of Regular Garden Maintenance
- 1/3 Acre South-West Facing Plot
- Sought-After Location





GROUND FLOOR

Entrance Hall

4'4" x 27'6" (1.34m x 8.39m)

The entrance hall has carpeted flooring, a radiator and a single wooden door providing access into the accommodation.

Living Room

15'0" x 17'8" (4.58m x 5.40m)

The living room has carpeted flooring, three radiators, a feature fireplace with a gas-fired coal effect cast-iron fire and a decorative mantelpiece, exposed wooden beams, two double-glazed windows to the side elevations and full-height solid oak double-glazed windows with a single door providing access to the rear garden.

Dining Room

11'11" x 11'6" (3.64m x 3.52m)

The dining room has Amtico flooring, a radiator, a decorative stained-glass window, open access to the kitchen and sliding patio doors providing access to the sunroom.

Sunroom

9'9" x 12'2" (2.98m x 3.71m)

The solid oak frames sunroom has tiled flooring, two Velux windows, an exposed wooden beam, double-glazed windows to the sides and rear elevations, three double-glazed gable windows to the rear elevation and double French doors opening out to the rear garden.

Kitchen

9'10" x 15'4" (3.01m x 4.68m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated gas hob, a Neff integrated double oven, an extractor fan, space and plumbing for a dishwasher, partially tiled walls, a vertical radiator, Amtico flooring, two double-glazed windows to the rear and side elevations and a single door providing access to the side of the property.

Utility Room

8'11" x 5'0" (2.73m x 1.53m)

The utility room has a range of fitted base and wall units with a rolled-edge worktop, a stainless steel sink and drainer, washing machine and separate dryer, fridge/freezer, a wall-mounted boiler, a radiator, tiled flooring and a double-glazed window to the side elevation.

Master Bedroom

10'0" x 15'3" (3.06m x 4.65m)

The master bedroom has carpeted flooring, a radiator, access to the W/C, a range of floor-to-ceiling fitted wardrobes and a double-glazed window to the front elevation.

W/C

3'8" x 5'0" (1.13m x 1.53m)

This space has a low-level flush W/C, a pedestal wash basin, tiled splashback, a radiator, tiled flooring and a double-glazed obscure window to the front elevation

Bedroom Two

10'5" x 12'8" (3.19m x 3.88m)

The second bedroom has carpeted flooring, a radiator, fitted

floor-to-ceiling wardrobes and a double-glazed bay window to the front elevation.

Bathroom

9'11" x 5'11" (3.04m x 1.82m)

The bathroom has a low-level flush W/C, a vanity storage unit with a wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, waterproof splashback, a heated towel rail, a wall-mounted electrical shaving point, an extractor fan, tiled walls, tiled flooring and a double-glazed obscure window to the front elevation.

FIRST FLOOR

Loft Room/Third Bedroom

14'2" x 13'4" (4.34m x 4.07m)

Accessed by the stairs from the dining room this space has carpeted flooring, a radiator, exposed wooden beams, access to adjacent storage room and two Velux windows.

Store room

14'8" x 13'2" (4.48m x 4.02m)

This space is boarder with courtesy lighting and provides ample storage space.

OUTSIDE

Front

The front of the property has an enclosed garden with electric double gates providing access to the driveway for off-road parking for multiple cars, gated access to the rear garden, a pedestrian gate and pathway, a hedge border, a range of plants and shrubs, and fence panelling.

Carport

18'2" x 8'8" (5.54m x 2.66m)

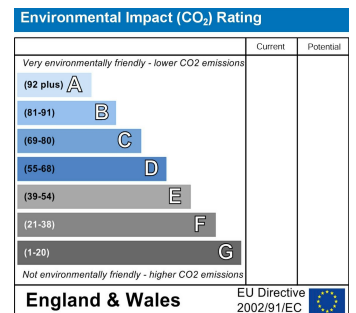
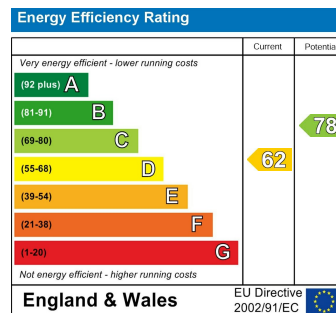
Rear

The rear of the property has a generous-sized private enclosed garden with a lawn, herbaceous borders with a range of decorative plants, fruit trees and shrubs, a water feature, several patio seating areas, access to the garden office, a summer house, courtesy lighting, fence panelling and the rear garden also benefits from backing on to the allotments.

Garden Office

7'8" x 11'7" (2.35m x 3.54m)

The garden office has carpeted flooring, power supply, lighting, windows to the sides and front elevations and a stable-style single door.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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