

# HoldenCopley

PREPARE TO BE MOVED

Denison Street, Beeston, Nottinghamshire NG9 1DQ

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Guide Price £380,000 - £425,000



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LOCATION, LOCATION, LOCATION...

Nestled in a popular location, this semi-detached house presents an excellent opportunity for a growing family, within proximity to local amenities such as shops, eateries, schools, and Beeston Fields Golf Club. The property boasts an inviting entrance hall leading to a cosy living room featuring a fireplace. The dining room, adorned with its own fireplace, opens seamlessly into a modern fitted kitchen and garden room, offering a delightful space for both everyday living and entertaining, with convenient access to the rear garden. The first floor hosts three bedrooms, and they share the comfort of a contemporary four-piece bathroom suite. Outside, the front of the property welcomes you with a small paved area and gated access to the rear. The rear garden is a private enclosed garden and is complete with patio areas, a lawn, a practical shed, areas with shrubs and bushes. The boundary is defined by a combination of hedges, fence panelling, and traditional brick wall.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Living Room With A Feature Fire Place
- Open Plan Kitchen Dining & Garden Room
- Fitted Modern Kitchen
- Contemporary Four-Piece Bathroom Suite
- Enclosed Rear Garden
- Well-Presented Throughout.
- Close To Local Amenities
- Must Be Viewed











## GROUND FLOOR

### Porch

6'1" x 2'0" (1.86 x 0.61)

The porch has tiled flooring, and UPVC double glazed doors.

### Entrance Hall

13'1" x 6'6" (4.00 x 1.99)

The entrance hall has carpeted flooring, a picture rail, a radiator, obscure windows to the front elevation, and a single door providing access into the accommodation.

### Living Room

13'9" x 10'7" (4.21 x 3.24)

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, coving to the ceiling, a feature fireplace with a wood-effect surrounds and tiled flooring, and stained original flooring.

### Dining Room

12'4" x 10'1" (3.78 x 3.09)

The dining room has real wood flooring, a feature fireplace with a wood-effect surrounds and tiled flooring, coving to the ceiling, a ceiling rose, a panelled radiator, and open plan to the kitchen and garden room.

### Garden Room

7'10" x 7'8" (2.40 x 2.35)

The garden room has real wood flooring, recessed spotlights, UPVC double glazed windows to the rear elevation, and a single UPVC door opening out to the rear garden.

### Kitchen

16'8" x 8'3" (5.09 x 2.54)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel and a half sink with a mixer tap, integrated double oven, gas ring hob, stainless steel splashback, space for a fridge freezer, space for a dining table, an in-built cupboard, tiled splashback, real wood flooring, and a UPVC double glazed window to the rear elevation.

## FIRST FLOOR

### Landing

6'6" x 4'2" (2.00 x 1.29)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the boarded loft via a pulldown ladder, and access to the first floor accommodation.

### Master Bedroom

12'2" x 9'10" (3.71 x 3.02)

The main bedroom has a UPVC double glazed square bay window to the front elevation, a radiator, an open feature fire place with a tiled surround and hearth, and original wood flooring.

### Bedroom Two

14'9" x 9'10" (4.51 x 3.02)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an open feature fire place with a tiled surround and hearth, and carpeted flooring.

### Bedroom Three

8'2" x 6'7" (2.49 x 2.03)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

### Bathroom

8'4" x 7'4" (2.55 x 2.24)

The bathroom has two UPVC double glazed obscure windows to the

side and rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a hand held shower fixture, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a small paved area, surrounded with a bricked wall and hedged boundary, and gated access to the rear.

### Rear

To the rear of the property is an enclosed garden with patio areas, lawn, a shed, planted areas with shrubs and bushes, and hedge with fence panelling boundaries.

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

This information was obtained through the direct gov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

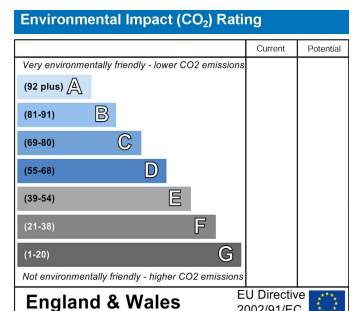
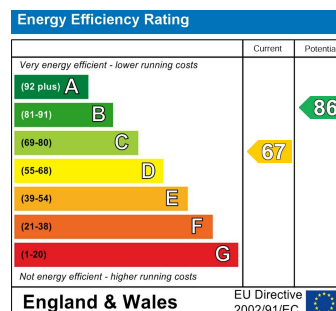
The vendor has advised the following:

Property Tenure is Freehold

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