

HoldenCopley

PREPARE TO BE MOVED

Imperial Road, Beeston, Nottinghamshire NG9 1FN

£495,000

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LOCATION LOCATION LOCATION...

This beautifully presented five-bedroom end-terrace house offers spacious and versatile accommodation, making it the ideal family home for those seeking to move in without hassle. Situated in a highly sought-after location, the property is within close proximity to local shops, excellent transport links, and highly regarded school catchments. The basement features a converted cellar, currently used as a cinema room, with the added convenience of a W/C. On the ground floor, you'll find an entrance leading to a hallway, a bright and airy living room, and a modern, well-equipped kitchen diner. The first floor comprises three bedrooms and a four-piece bathroom suite. The second floor houses two additional bedrooms, one of which boasts a walk-in wardrobe, as well as a shower room. Externally, the front offers on-street parking, while the rear enjoys a private garden with a pebbled patio, a lawn area, and a shed—perfect for outdoor relaxation and entertaining. Altogether, this property perfectly blends space, style, and convenience, making it an exceptional family home in a location that ticks all the boxes.

MUST BE VIEWED





- End Terrace House
- Five Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Four Piece Bathroom Suite & Shower Room
- Versatile Cinema Room & W/C In The Basement
- Private Enclosed Rear Garden
- Close To Local Amenities
- Popular Location
- Must Be Viewed





BASEMENT

W/C

6'3" x 3'6" (max) (1.92m x 1.08m (max))

This space has a low level flush W/C, a wall mounted wash basin, tiled flooring, a chrome heated towel rail, recessed spotlights and an extractor fan.

Cinema Room

14'11" x 13'10" (max) (4.57m x 4.23m (max))

The cinema room has a UPVC double-glazed window, carpeted flooring, a radiator, built-in cupboards and recessed spotlights.

GROUND FLOOR

Entrance

3'4" x 3'3" (1.04m x 1.00m)

The entrance has an entrance mat, coving and a single composite door providing access into the accommodation.

Hallway

11'11" x 3'5" (max) (3.64m x 1.05m (max))

The hallway has wood-effect flooring, carpeted stairs, a radiator and coving.

Living Room

15'4" x 12'0" (max) (4.69m x 3.68m (max))

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, coving and bi-folding doors providing access into the kitchen diner.

Kitchen/Diner

22'6" x 15'10" (max) (6.87m x 4.83m (max))

The kitchen diner has a range of fitted shaker style base and wall units with worktops and a matching breakfast bar, a freestanding range cooker with an extractor hood, a Belfast sink with draining grooves and a swan neck mixer tap, an integrated fridge, space and plumbing for a washing machine, partially tiled walls, wood-effect flooring, a vertical column radiator, a radiator, space for a dining table set, recessed spotlights, a UPVC double-glazed window to the rear elevation, two velux windows and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

15'1" x 7'11" (max) (4.60m x 2.17m (max))

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation and provides access to the first floor accommodation.

Master Bedroom

15'5" x 12'5" (max) (4.71m x 3.79m (max))

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and coving.

Bedroom Three

12'2" x 12'1" (3.73m x 3.69m)

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

Bedroom Five

9'5" x 7'1" (max) (2.88m x 2.17m (max))

The fifth bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring and a radiator.

Bathroom

9'11" x 7'6" (max) (3.04m x 2.30m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding double ended roll top bath, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and UPVC double-glazed obscure windows to the side and rear elevations.

SECOND FLOOR

Landing

9'2" x 5'3" (max) (2.81m x 1.62m (max))

The landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Two

15'7" x 10'6" (max) (4.77m x 3.22m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the walk in wardrobe.

Bedroom Four

9'5" x 9'1" (2.89m x 2.77m)

The fourth bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and access to the loft.

Shower Room

7'6" x 5'2" (2.31m x 1.58m)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, a heated towel rail, partially tiled walls, an extractor fan and a velux window.

OUTSIDE

To the front of the property is the availability for on street parking and to the rear is a private garden with a fence panelled boundary, a pebbled patio, a shed and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed – Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council- Band B

This information was obtained through the directgov 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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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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