

# HoldenCopley

PREPARE TO BE MOVED

Grove Avenue, Beeston, Nottinghamshire NG9 4DX

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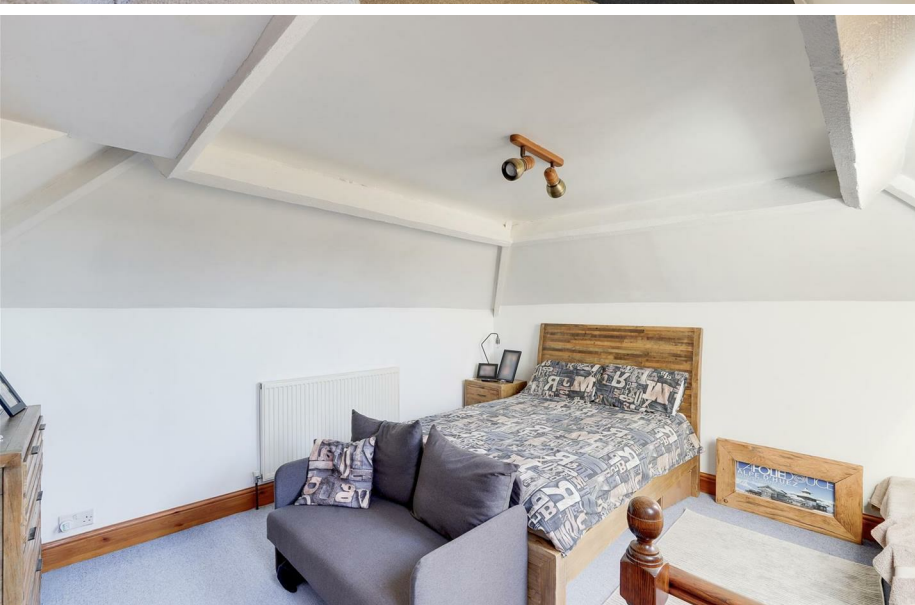
£595,000

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Welcome to this delightful detached bungalow situated on a generous and private 1/3-acre southwest-facing plot in a prestigious conservation area, offered to the market for the first time in over 35 years. The highly desirable location is within walking distance of Beeston Town Centre, with a range of retail and leisure amenities, and offers easy access to convenient commuting links, excellent public transport links, nearby schools and local amenities including Wollaton Park, and Nottingham University. As you enter the property, you're greeted by an entrance hall featuring stylish oak herringbone flooring that flows seamlessly into the spacious, light-filled living room. This inviting room boasts exposed wooden beams, with large solid oak-framed windows and doors that open to the rear garden, allowing natural light to flood the room. Adjacent to the living room is a generous kitchen-dining area, complemented by a solid oak-framed sunroom that extends the living space, enjoying views of the garden. The well-sized fitted kitchen is accompanied by a convenient utility room, perfect for daily tasks. The two double bedrooms offer comfortable retreats, with the master bedroom featuring a separate W/C for added convenience. The stylish bathroom completes the main floor. Upstairs, a converted loft space awaits, bathed in natural light and offering versatile possibilities—whether as an additional bedroom or a home office, complete with a large adjoining storage room. Outside, the front garden exudes curb appeal, with double electric gates, a spacious driveway offering ample off-road parking, and access to the double garage. A beautifully designed Japanese garden adds a touch of tranquillity. A further outstanding feature of the property is the exceptional south-west facing rear garden—a verdant oasis featuring a lush lawn, and several patio areas. The garden also includes a separate garden office and a sizeable timber workshop, making this property an exceptional find.





- Detached Bungalow
- Three Double Bedrooms
- Two Spacious Reception Rooms
- A Fitted Kitchen & Utility Room
- Oak Framed Sunroom
- Stylish Bathroom Suite & Separate W/C To The Master Bedroom
- Generous Driveway & Double Garage
- Stunning Landscaped Rear Garden With Garden Office & Workshop
- 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 oak herringbone 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 oak herringbone flooring, a radiator, a feature gas-fired, coal-effect cast iron fireplace with 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

11'1" x 11'6" (3.64m x 3.52m)

The dining room has Amtico flooring, carpeted stairs, a radiator, a decorative stained-glass internal 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 framed 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 fitted base and wall units with a rolled-edge worktop, a stainless steel sink with a drainer and taps, space and plumbing for a washing machine and tumble dryer, 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 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

Bedroom Three

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, access to the double garage, gated access to the rear garden, a pedestrian gate and pathway, a hedge border, Japanese garden, a range of plants and shrubs, and fence panelling.

Double Garage

17'7" x 17'7" (5.36m x 5.38m)

The garage has an electric up-and-over door, lighting, a window to the rear elevation and a single door providing access to the rear garden, ample storage space, and full-height double doors to the rear providing access to the car-port.

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 and workshop, a summer house, courtesy lighting, fence panelling and the rear garden also benefits from a high degree of privacy backing onto 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.

Workshop

7'8" x 21'7" (2.35m x 6.59m)

The workshop has a power supply, lighting, windows to the sides and front elevations and a single door.

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band E

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.

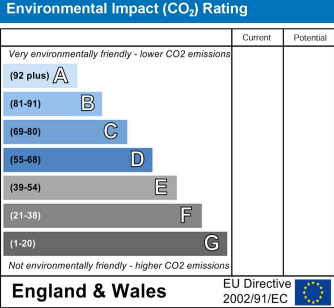
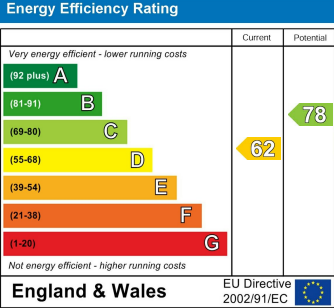
The vendor has advised the following:

Property Tenure is Freehold

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## 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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