

HoldenCopley

PREPARE TO BE MOVED

Fellows Road, Beeston, Nottinghamshire NG9 1AQ

Guide Price £600,000 - £650,000

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FULL OF CHARACTER THROUGHOUT...

This truly unique three-bedroom detached house is full with charm and character, creating a welcoming and comfortable family home. Situated in a sought-after location, the property benefits from excellent transport links, including a nearby tram stop, easy access to the A52, and is within close proximity to a range of local amenities and great schools. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious living room featuring two sets of double French doors that open out to the conservatory, seamlessly blending indoor and outdoor living. There is also a cosy sitting room, perfect for unwinding in the evenings. The heart of the home is the bright and modern L-shaped kitchen diner, providing a fantastic space for both dining and entertaining. Completing the ground floor is a convenient W/C. Upstairs, the property offers two generously sized double bedrooms, both benefiting from fitted wardrobes, alongside a comfortable single bedroom and a stylish bathroom suite. Outside, the property continues to impress. The front is enclosed with double gated access, leading to a driveway providing ample off-road parking, a carport, and a variety of established plants, shrubs, and trees for added privacy. To the side of the property is a beautifully maintained garden with a well-kept lawn and further mature planting, creating a peaceful retreat. Additionally, to the rear is access to a practical utility area, perfect for extra storage and household tasks.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen Diner
- Conservatory & Ground Floor W/C
- Stylish Bathroom
- Driveway & Carport
- Private Gardens
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

8'11" x 2'2" (2.72m x 0.67m)

The porch has quarry tile flooring, single-glazed windows to the front elevation and double French doors providing access into the accommodation.

Entrance Hall

15'10" x 7'4" (max) (4.83m x 2.25m (max))

The entrance hall has original wood flooring, a carpeted stair runner, a radiator, ceiling coving, two single-glazed obscure windows to the front elevation and a single wooden door with obscure glass inserts providing access from the porch.

Living Room

20'0" x 11'11" (6.10m x 3.65m)

The living room has original wood flooring, a radiator, ceiling coving, two ceiling roses, a feature fireplace with a decorative mantelpiece, a UPVC double-glazed window to the front elevation and two set of double French doors opening out to the conservatory.

Conservatory

20'4" x 7'11" (max) (6.22m x 2.43m (max))

The coservatory has UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Sitting Room

11'11" x 10'10" (3.64m x 3.31m)

The sitting room has original wood flooring, a radiator, ceiling coving, a pciture rail and a UPVC double-glazed window to the front elevation.

Kitchen Diner

20'6" x 19'1" (max) (6.26m x 5.82m (max))

The kitchen diner has a range of fitted base units with Oak veneer solid wood worktops, a double Belfast style sink with a mixer tap, an integrated oven, gas ring hob & extractor fan, a freestanding dishwasher, partially tiled walls, a wall-mounted boiler, a column radiator, kitchen area has original terrazzo marble flooring, an in-built storage cupboard, a skylight window, five windows to the front, side and rear elevations and a single door providing access to the rear garden.

W/C

6'3" x 4'7" (max) (1.93m x 1.40m (max))

This space has a low level flush W/C, a pedestal wash basin, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

11'11" x 9'0" (max) (3.65m x 2.75m (max))

The landing has original wood flooring, a radiator, ceiling coving, a ceiling rose, a single-glazed obscure window to the rear elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

19'10" x 11'11" (max) (6.07m x 3.65m (max))

The main bedroom has carpeted flooring, a radiator, a picture rail, fitted wardrobes and three UPVC double-glazed windows to the front and side elevations.

Bedroom Two

11'11" x 11'0" (max) (3.64m x 3.63m (max))

The second bedroom has carpeted flooring, a radiator, a picture rail, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Three

10'11" x 8'11" (max) (3.08m x 2.73m (max))

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

Bathroom

11'10" x 7'7" (max) (3.63m x 2.32m (max))

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a column radiator, partially tiled walls, an in-built storage cupboard, original wood flooring and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is double-gated access to the block-paved driveway providing ample off-road parking, access to the carport and storage room, a shed, gated access to the rear garden, courtesy lighting, a lawn, a variety of mature plants, shrubs and trees, hedge borders and fence panelling boundaries.

Carport

17'10" x 8'7" (5.46m x 2.63m)

The carport has a polycarbonate roof and access to the storage room.

Outside Storage

8'11" x 2'11" (2.48m x 0.89m)

The storage room has a polycarbonate roof and ample storage space.

Utility Cupboard

5'2" x 2'7" (1.59m x 0.81m)

The utility room has power supply and courtesy lighting.

Side/ Rear

To the side of the property is a private established garden with a lawn, a variety of plants shrubs and trees and fence panelling boundaries. The rear of the property is access to the utility area.

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 Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

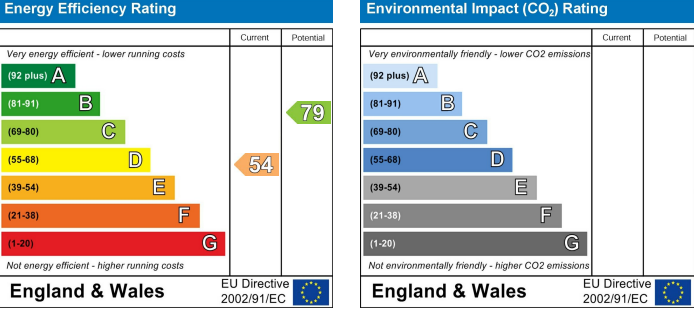
Council Tax Band Rating - Broxtowe Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

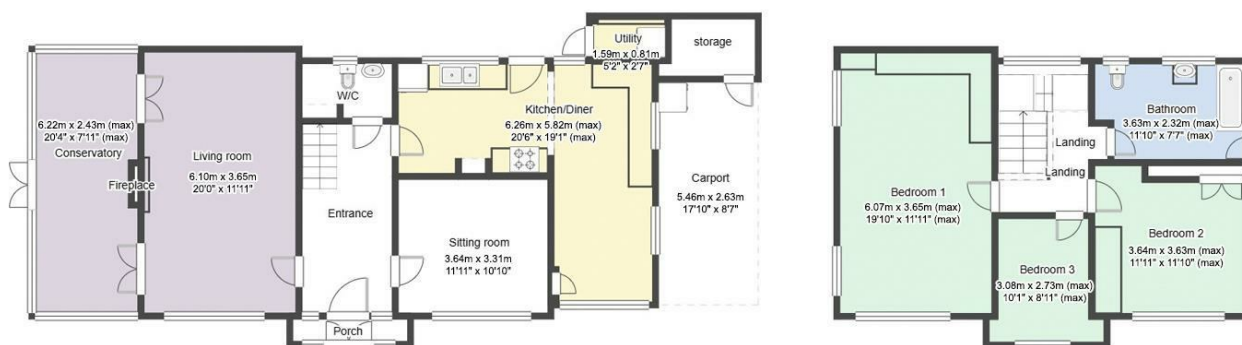
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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