

HoldenCopley

PREPARE TO BE MOVED

Cedar Avenue, Beeston, Nottinghamshire NG9 2HA

Guide Price £300,000

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GUIDE PRICE £300,000 - £325,000

A MUCH-LOVED FAMILY HOME – READY FOR THE NEXT CHAPTER...

This three-bedroom semi-detached house, situated on a quiet, tree lined, cul de sac, offers spacious and well-maintained accommodation throughout and has been a cherished family home for around 50 years – now ready for a new family to make it their own. Situated in a highly sought-after part of Beeston, the property is ideally located close to a range of local amenities including the town centres shops and restaurants, the picturesque Highfields Park, excellent school catchments and the University of Nottingham. It is within easy reach of Beeston Train Station, and also has great access to the A52 and motorway. Internally, the accommodation comprises a porch and welcoming entrance hall, a generous open-plan living and dining room, and a fitted kitchen to the ground floor. Upstairs, the first floor offers two double bedrooms, a further single bedroom, and a four-piece family bathroom suite. Outside, the property benefits from a gated driveway to the front providing off-road parking with further gated access to a detached garage at the rear. The rear garden is private and enclosed, featuring a spacious paved area and a well-maintained lawn – perfect for families or those who enjoy outdoor entertaining.

NO UPWARD CHAIN!

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Open Plan Living & Dining Room
- Fitted Kitchen Diner
- Four-Piece Bathroom Suite
- Well-Maintained Throughout
- UPVC Double-Glazed
- Gated Driveway & Single Garage
- Private Enclosed Garden
- Sought-After Location





GROUND FLOOR

Porch

5'11" x 1'2" (1.81m x 0.38m)
The porch has exposed brick walls, UPVC double-glazed windows, and a single UPVC door providing access into the accommodation.

Entrance Hall

11'11" x 6'2" (3.64m x 1.90m)
The entrance hall has carpeted flooring, a radiator, single-glazed obscure windows to the front elevation, and a single obscured door via the porch.

Living Room

12'6" x 11'9" (3.83m x 3.60m)
The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a feature fireplace with a decorative surround, and open access into the dining room.

Dining Room

13'4" x 11'9" (4.07m x 3.60m)
The dining room has carpeted flooring, a radiator, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

14'4" x 7'1" (4.38m x 2.16m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, space for various appliances, laminate flooring, space for a dining table, a radiator, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and a single wooden door with a glass insert providing access to the garden.

FIRST FLOOR

Landing

9'0" x 8'5" (2.76m x 2.58m)
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the boarded loft via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

14'7" x 11'9" (4.45m x 3.59m)
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a range of fitted wardrobes.

Bedroom Two

10'2" x 9'1" (3.10m x 2.77m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

10'1" x 7'1" (3.08m x 2.16m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

9'2" x 6'2" (2.81m x 1.88m)
The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a handheld shower head, a shower enclosure with a wall-mounted electric shower fixture, grab handles, partially tiled walls, tiled flooring, a radiator, recessed spotlights, and two UPVC double-glazed obscure windows to the side and rear elevation.

OUTSIDE

Front

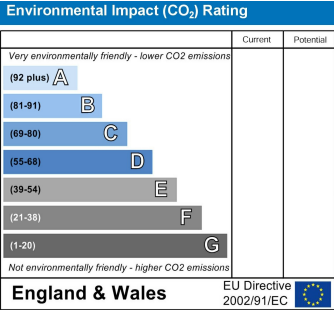
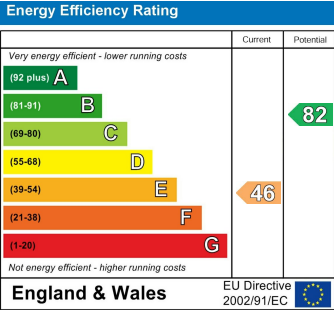
To the front of the property is a gated driveway with further gated access to the side and rear garden.

Rear

To the rear of the property is a private enclosed garden with a paved area, an outdoor tap, a lawn, a garage, mature trees and plants, and a combination of hedged, brick and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No



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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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