



## 4 bedroom Semi-Detached House located in Beeston.

Offers In Region Of  
£500,000

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LETTINGS & PROPERTY MANAGEMENT

# 3 Cyril Avenue, Beeston, Nottingham, NG9 1DS



4



3



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EPC

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1,5  
25

## FULL DESCRIPTION

Upon entering, a sizeable entrance hallway leading to all ground floor rooms, to the front a reception room with a large bay window, open fireplace and shutters to windows, with a view to the front aspect. Whilst at the rear a simply stunning open plan kitchen/diner, and family room. Ideal for a variety of family purchasers. A well-designed modern kitchen with island unit and breakfast bar, features include a double oven, integrated drinks fridge and floor to ceiling window allowing plenty of natural light. With patio doors leading to the rear garden and patio.

Ground floor w/c with sink and cloaks storage.

Rising to the first floor, is a spacious landing which in turn leads to a large double bedroom with front aspect, walk in wardrobe and en-suite shower room. A further two double bedrooms and family bathroom with shower over the bath.

To the second floor, the master bedroom with built in wardrobe space and en-suite shower room.

This property is ideal for a growing family needing that extra space.

To the rear a fully enclosed, larger than average garden with patio, lawns, and double shed. Enjoying a sunny aspect.

Within walking distance to Beeston town centre and all the local amenities, along within easy striking distance of the A52 and M1 Motorway.

This property is not one to be missed, with modern features, ample space and a well-maintained garden. Early viewing is highly recommended.

A well-presented four-bedroom semi-detached house, having been extended to the rear, this property offers spacious and versatile internal accommodation.

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These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

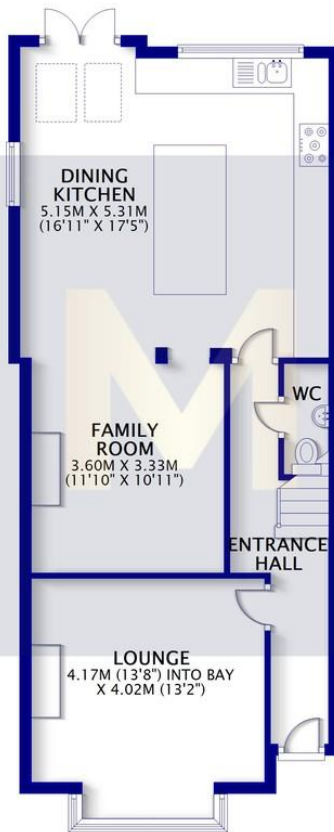
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



# FLOORPLAN

## GROUND FLOOR

APPROX. 64.7 SQ. METRES (696.7 SQ. FEET)



## FIRST FLOOR

APPROX. 52.1 SQ. METRES (561.0 SQ. FEET)



## SECOND FLOOR

APPROX. 24.9 SQ. METRES (267.6 SQ. FEET)



TOTAL AREA: APPROX. 141.7 SQ. METRES (1525.3 SQ. FEET)

## DIRECTIONS

## CONTACT

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