



Derby Road, Beeston, Nottinghamshire NG9 2SN

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£1,250



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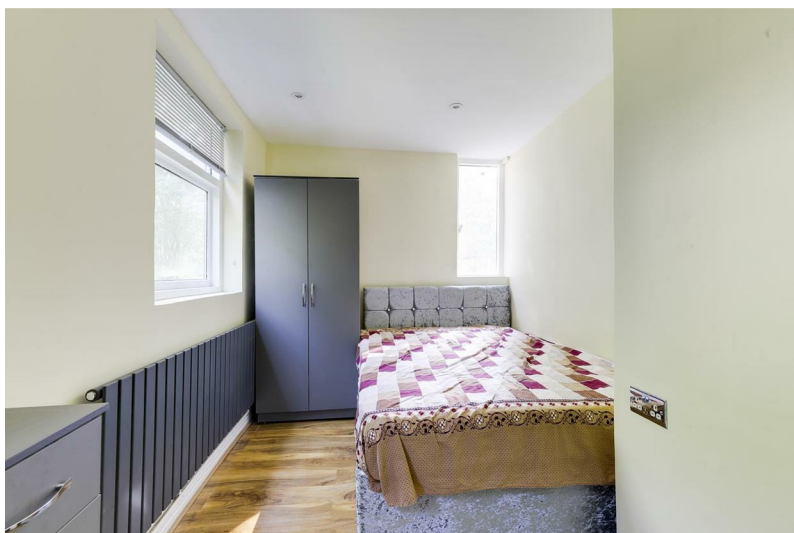
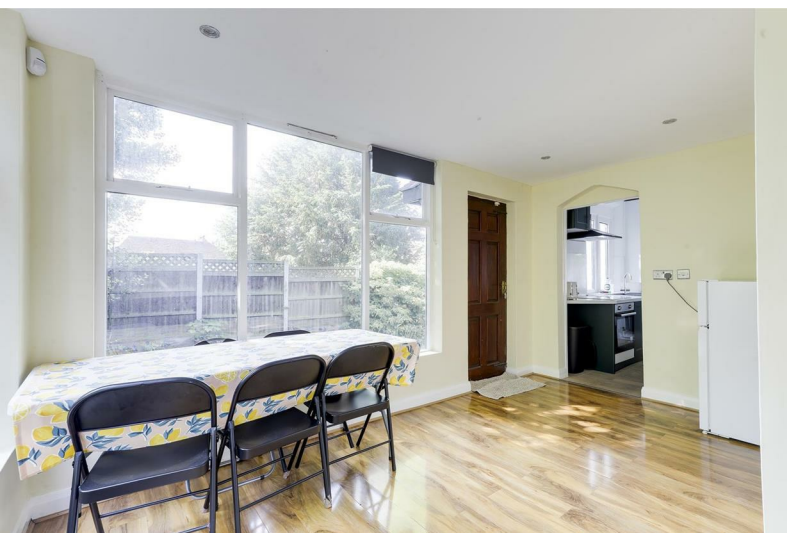




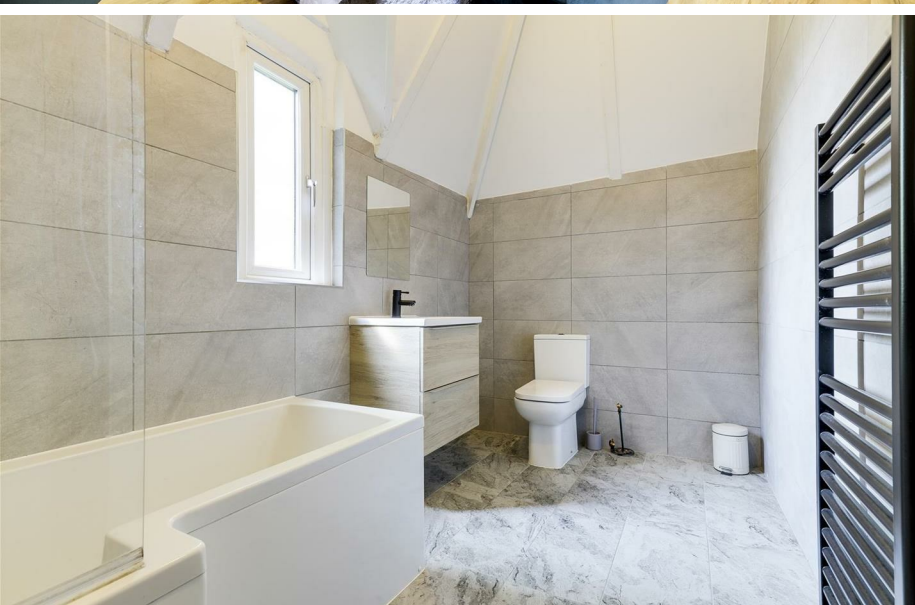
## GRADE II LISTED COTTAGE...

Full of character and charm, this distinctive period home dates back to 1798, built by James Green, and is set within a generous plot in one of the area's most desirable locations. Tucked away in a prime spot, it's just a short walk from excellent transport links, well-regarded schools, and a range of local amenities. The property offers spacious, versatile accommodation with a number of original features still intact — from exposed ceiling beams and picture rails that add real charm throughout. The ground floor includes a bay-fronted lounge, a galley-style kitchen, and two further reception rooms that can be adapted to suit your lifestyle, along with one of the three bedrooms. Upstairs, there are two well-proportioned bedrooms and a traditional three-piece bathroom. Outside, you'll find a mature wraparound garden with a greenhouse, private off-street parking for up to three vehicles, and a garage.

AVAILABLE IMMEDIATELY







- Grade II Listed Period Cottage
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Dining Room
- Three-Piece Bathroom Suite
- Off Road Parking & Garage
- Generous Sized Private Plot
- Sought After Location
- 360 Virtual Tour











GROUND FLOOR

Living Room

15'10" x 15'5" (4.83 x 4.71)

The living room has a bay window, a further two windows, wood-effect flooring, a vertical radiator, a feature fireplace with a decorative surround, a picture rail, wooden beams to the ceiling. and a single wooden door providing access into the accommodation

Kitchen

11'1" x 7'0" (3.39 x 2.15)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a sink with a swan neck mixer tap and drainer, an integrated oven with a hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a radiator, wood-effect flooring , and two windows to the rear and side elevation.

Hallway

6'0" x 3'1" (1.85 x 0.94)

The hall has a window, wood flooring, carpeted stairs, and an in-built under stair cupboard

Dining room

13'11" x 12'9" (4.26 x 3.89)

The 'L' shaped dining room has dual aspect windows, wood flooring, a radiator, and a single wooden door to access the garden

Bedroom Three

13'10" x 7'4" (4.24 x 2.25)

The third bedroom has three windows, a radiator, and wood flooring.

FIRST FLOOR

Landing

2'11" x 2'9" (0.89 x 0.85)

The landing has wood flooring, and access to the first floor accommodation.

Master Bedroom

13'1" x 11'7" (3.99 x 3.55)

The main bedroom has two windows, a picture rail, recessed spotlights, a radiator, and wood flooring.

Bedroom 2

10'5" x 9'8" (3.18 x 2.97)

The second bedroom has a window, a picture rail, recessed spotlights, a radiator, and wood flooring.

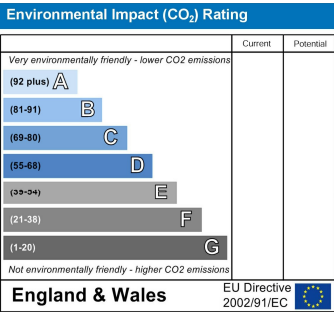
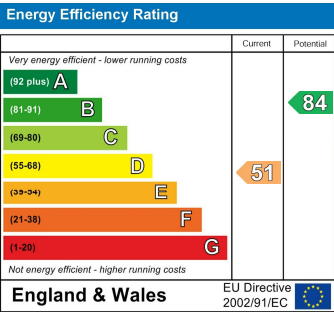
Bathroom

11'0" x 6'11" (3.37 x 2.11)

The bathroom has an obscure window, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a heated towel rail, tiled walls, and tiled flooring.

OUTSIDE

Outside to the front of the property is a gated driveway with access into the garage and private wrap around mature garden, which has a lawn, a range of trees, plants and shrubs, a green house, fence panelling and iron gates





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