

Imperial Road,  
Beeston, Nottingham  
NG9 1FB

**£450,000 Freehold**



Offering a spacious and versatile interior with quality fixtures and fittings throughout, this excellent property offers a well proportioned and versatile interior with a particularly impressive open plan kitchen diner and master en-suite bedroom.

In brief, the contemporary interior comprises entrance hall, through lounge diner breakfast kitchen, rear hall, WC and garage with utility area to the ground floor. Rising to the first floor there is a generous master en-suite bedroom, two further double bedrooms and family bathroom.

Outside, the property has a drive providing car standing with the garage beyond. There are mature and private gardens to both front and rear.

Positioned in an enviable location on a tree-lined road within North West Beeston, surrounded by attractive period properties, being well placed for a wide range of local amenities, this individual property is well worthy of a viewing.



## ENTRANCE

Composite double glazed entrance door leads to hallway, radiator, stairs off to first floor landing.

## THROUGH LOUNGE DINER

21'10" x 16'2" decreasing to 12'0" (6.67 x 4.94 decreasing to 3.67)

uPVC double glazed window to the front, uPVC double glazed patio door leading to the rear garden, hard wired internet connection and two radiators.

## BREAKFAST KITCHEN

18'9" x 9'10" (5.72 x 3.01)

With an extensive range of fitted wall and base units, Granite composite work surfacing with splashbacks, one and a half sink with mixer tap, a Rangemaster cooker with gas hob, grill and electric ovens below, American style fridge freezer integrated dishwasher, two uPVC double glazed windows, radiator, double glazed composite door leading to the rear garden.

## REAR HALL

With useful understairs storage.

## WC

WC, wall mounted wash hand basin with tiled splashback inset to vanity unit, extractor fan.

## GARAGE WITH UTILITY AREA

13'6" x 10'2" (4.14 x 3.12)

Remote controlled electric roller door to the front, light, power, wall mounted boiler, a tap and plumbing for a washing machine.

## FIRST FLOOR LANDING

With loft hatch.

## BEDROOM ONE

22'4" x 9'8" (6.82 x 2.97)

Two radiators, two uPVC double glazed windows and hard wired internet connection.

## EN-SUITE

With modern fittings in white comprising WC, twin wash hand basin inset to vanity unit, walk in double shower cubicle with Mira pumped power shower over, fully tiled

walls, wall mounted heated towel rail, extractor fan, loft hatch, uPVC double glazed window.

## BEDROOM TWO

13'1" x 10'3" (3.99 x 3.14)

uPVC double glazed window, radiator, fitted cupboard and hard wired internet connection

## BEDROOM THREE

11'2" x 9'3" (3.41 x 2.84)

uPVC double glazed window and radiator and hard wired internet connection

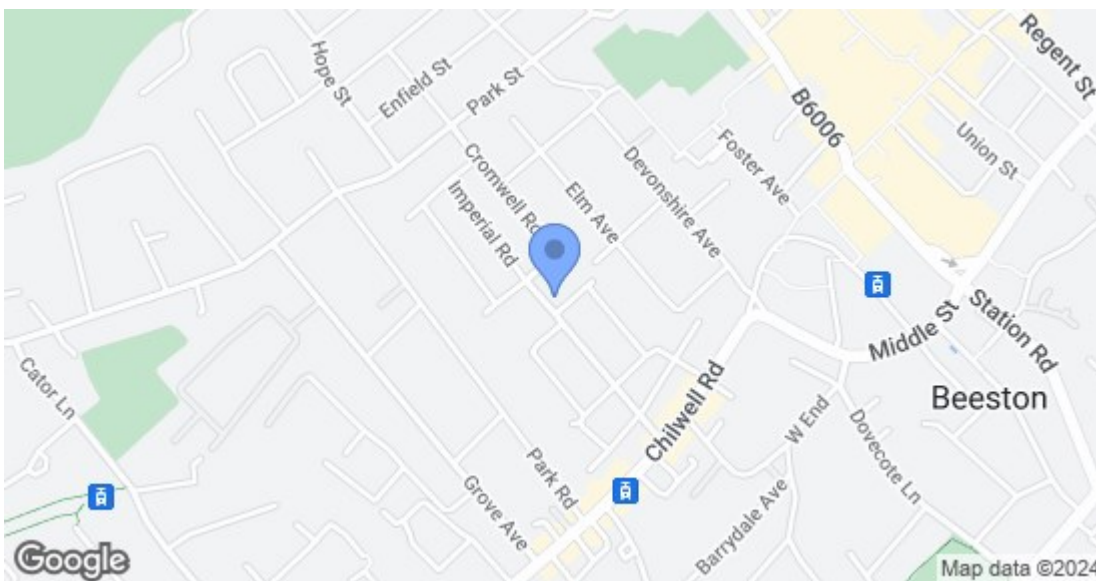
## FAMILY BATHROOM

With modern fittings in white comprising WC, pedestal wash hand basin, "P" shaped bath with Mira pumped power shower over, fully tiled walls, wall mounted heated towel rail, uPVC double glazed window, airing cupboard housing the hot water cylinder with shelves above.

## OUTSIDE

To the front the property has a drive providing car standing with the integral garage beyond and an enclosed private front garden with mature hedge and trees, gravel area and shrubs. To the rear the property has an enclosed courtyard style garden with a patio and pagoda over, outside tap, gravel area, raised border with shrubs and trees, power point.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>59</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.