



Bye Pass Road,
Beeston, Nottingham
NG9 5HL

£330,000 Freehold



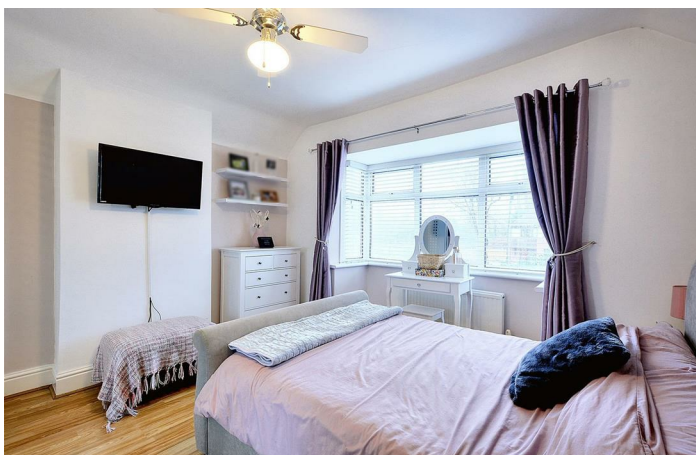
A well presented and spacious four bedroom semi-detached house.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, Beeston Town Centre and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, lounge, open plan kitchen diner and family room to the ground floor with three good sized double bedrooms a further single bedroom and shower room to the first floor.

Outside to the front of the property you will find a generous block paved driveway and gated side access leading to the private and enclosed rear garden.

Having been upgraded by the current vendors and offered to the market with the benefit of UPVC double glazing and gas central heating throughout along with ready to move in condition, an early internal viewing comes highly recommended in order to fully appreciated.



Entrance Hall

UPVC double glazed entrance door, stairs leading to the first floor and door leading to the open plan kitchen diner and lounge.

Lounge

12'5" x 10'8" (3.81m x 3.27m)

A carpeted reception room with UPVC double glazed bay window to the front, feature electric fire place and radiator.

Kitchen Diner

11'3" x 10'10" (3.43m x 3.30m)

With laminate flooring, radiator, a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with five burner gas hob and extractor fan over, tiled splash backs, plumbing for a washing machine and dishwasher, space for a fridge freezer, breakfast bar, built in under stair storage cupboard, UPVC double glazed window to the front and rear and an opening into the family room.

Family Room

17'10" x 11'8" (5.44m x 3.56m)

UPVC double glazed window to both side, cotemporary radiator and UPVC double glazed doors to the rear garden.

First Floor Landing

Stairs rising from the ground floor, loft hatch, inset ceiling spot lights and doors leading into the shower room and four bedrooms.

Bedroom One

12'6" x 10'7" (3.82m x 3.24m)

With laminate flooring, UPVC double glazed bay window to the front, built in wardrobe and radiator.

Bedroom Two

11'8" x 8'4" (3.58m x 2.55m)

With laminate flooring, UPVC double glazed window to the side, built in storage cupboard and radiator.

Bedroom Three

10'11" x 8'0" (3.34m x 2.45m)

With laminate flooring, UPVC double glazed window to the rear and radiator.

Bedroom Four

7'8" x 6'7" (2.35m x 2.02m)

With laminate flooring, UPVC double glazed window to the rear and radiator.

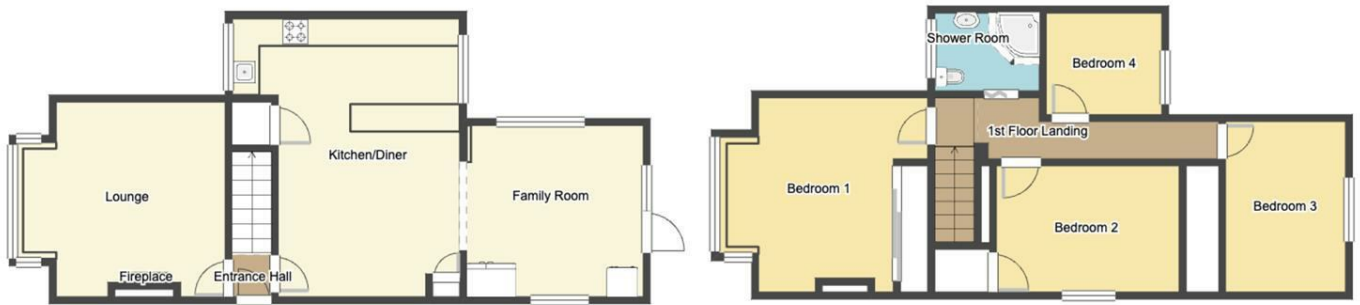
Shower Room

Incorporating a three piece suite comprising; corner shower, pedestal wash hand basin, low level WC, tiled flooring, UPVC double glazed window to the front, radiator, tiled splash backs and spot lights to ceiling.

Outside

To the front of the property you will a generous blocked paved driveway with a gravelled area, picket fence and gated side access leading to the private and enclosed rear garden which features a decked area over looking to garden beyond, a range of mature trees, gravelled borders, useful storage shed and fence boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.