



Blenheim Drive,  
Beeston, Nottingham  
NG9 5ES

**£325,000 Freehold**



A three bedroom detached house with a garage.

Situated in this sought-after and convenient residential location, within walking distance of a variety of local shops and amenities including schools, transport links, playing fields, Beeston Town Centre and Chilwell Retail Park, 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, dining room and kitchen to the ground floor with two good sized double bedrooms, a further single bedroom, bathroom and separate WC to the first floor.

Outside to the front of the property you will find a lawned garden with mature shrubs, a driveway with the garage beyond and gated side access leading to the enclosed rear garden.

Offered to the market with the benefit of; UPVC double glazing and gas central heating throughout along with ready to move in condition, however, offering fantastic potential for an incoming purchaser to upgrade and reconfigure to their own personal needs and requirements. An early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Entrance door with a flanking window, stairs leading to the first floor, radiator, useful under stair storage cupboard and doors to the kitchen and lounge.

### Lounge

15'3" x 11'11" (4.66m x 3.64m)

A carpeted reception room with UPVC double glazed window to the front, radiator, electric fire with Adam-style mantle and French doors to the dining room.

### Dining Room

10'10" x 9'7" (3.32m x 2.93m)

A Carpeted reception room with UPVC double glazed sliding doors to the rear, radiator and door to the kitchen.

### Kitchen

9'11" x 7'10" (3.03m x 2.41m)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric over, with inset gas hob above and air filter over, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window to the rear and UPVC double glazed door to the side.

### First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the bathroom, separate WC and three bedrooms.

### Bedroom One

13'6" x 11'10" (4.13m x 3.63m)

A carpeted double bedroom with UPVC double glazed window to the front, fitted mirrored fronted wardrobes and radiator.

### Bedroom Two

11'5" x 10'10" (3.48m x 3.32m)

A carpeted double bedroom with UPVC double glazed window to the rear, fitted mirrored fronted wardrobes and radiator.

### Bedroom Three

8'7" x 6'11" (2.63m x 2.11m)

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

Fitments in white comprising; panelled bath with electric shower over, pedestal wash hand basin, vinyl flooring, tiled splashbacks, radiator, UPVC double glazed window to the rear and built in cupboard housing the hot water cylinder.

### Separate WC

Fitted with a low level WC, UPVC double glazed window to the side and vinyl flooring.

### Outside

To the front of the property there is a lawned garden with mature shrubs, a driveway offering car standing leading to the garage, gated side access leads to the enclosed rear garden which includes a patio with steps up to the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fence boundaries.

### Garage

15'8" x 7'8" (4.78m x 2.34m)

With double doors to the front, light and power, wall mounted 'Glow Worm' boiler and a door and window to the rear.

### Material Information

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Has the Property Flooded?: No

### Disclaimer

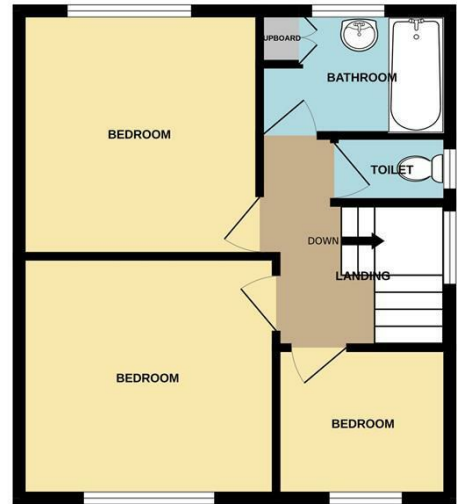
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.

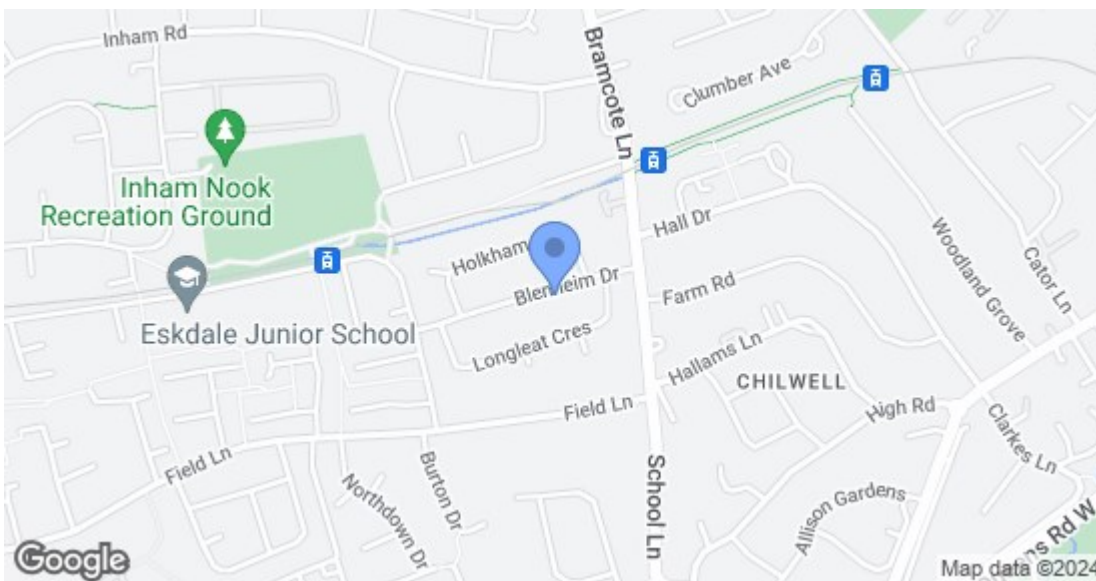


1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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