



Derby Road,
Beeston, Nottingham
NG9 2TG

£1,050,000 Freehold



A stunning and truly individual 1920's built four bedroom detached house with a private and generous plot.

Having retained a wealth of its original character and charm that is complemented by quality fixtures and fittings throughout this charming property offers an extensive and versatile interior.

In brief the appealing internal accommodation comprises; entrance porch, entrance hall/reception, dining room, sitting room, sun lounge, WC, kitchen diner, rear hallway, utility and wine cellar, rising to the first floor is a spacious landing, four good sized double bedrooms and two bathrooms and WC.

Outside the property sits in a particularly private and mature plot of approximately 0.37 acres and is approached via an electric gate with a drive along the side of the property leading to further parking with double garage. The property benefits from mature and well manicured gardens to both front and rear.

Considered a rare opportunity, well worthy of viewing and displaying further development potential, subject to the necessary consents, the property is convenient for a wide range of local amenities and transport links, yet is tucked away in a private and peaceful location.



Recess porch with light and chequered board style flooring, shelters the original double fronted wooden door with feature leaded glazing.

Entrance Porch

With chequered board tiled flooring and a secondary wooden door leads to the entrance hallway/reception.

Entrance Hall/Reception

16'11" x 16'9" (5.17m x 5.11m)

Wooden flooring, radiator with cover, window, open fire with brick surround, tiled hearth and timber mantle.

Dining Room

19'9" x 13'10" (6.02m x 4.24m)

UPVC double glazed leaded bay window, radiator, parquet style flooring, fuel effect gas fire with tiled hearth and Adam-style surround.

Sitting Room

18'4" x 16'3" (5.61m x 4.96m)

UPVC double glazed bay window, patio doors to the sun room, feature Inglenook style fireplace with flanking colour leaded windows and a fuel effect gas fire with tiled hearth and surround and Adam-style mantle.

Sun Room

13'8" x 5'1" (4.18m x 1.56m)

Chequered board tiled flooring, UPVC double glazed patio doors to the garden.

WC

8'5" x 7'11" (2.58m x 2.42m)

Wash hand basin inset to vanity unit, chequered board tiled flooring, double glazed door to rear, low flush WC, part tiled walls, UPVC double glazed window.

Kitchen

23'11" x 13'11" (7.06m x 4.25m)

A bespoke wooden kitchen with an extensive range of fitted wall and base units, granite work surfacing with tiled splashback, an island with breakfast bar and wooden top, double Belfast style sink with mixer tap, Range style cooker with gas hobs and electric oven beneath and extractor above, integrated microwave and dishwasher, tiled flooring, five UPVC double glazed windows, two radiators and large walk-in pantry with shelving, tiled flooring and UPVC double glazed window.

Rear Hallway

Fitted cupboards, tiled flooring, UPVC double glazed door to the exterior.

Utility

9'11" x 5'0" (3.03m x 1.53m)

Fitted wall and base units, work surfacing with tiled splashback, single sink with mixer tap, plumbing for a washing machine, space for a dryer, airing cupboard concealing the 'Worcester' boiler and hot water cylinder.

Wine Cellar

11'5" x 5'1" (3.48m x 1.56m)

With two UPVC double glazed windows.

Stairs to First Floor Landing

Three UPVC double glazed colour stair lights and a generous landing with radiator, walk in cupboard and second storage cupboard.

Bedroom One

13'10" x 13'1" (4.24m x 4.01m)

Two UPVC double glazed windows, radiator, fitted wardrobe and eaves storage cupboard.

Shower Room

Shower cubicle with overhead shower, wash hand basin set upon a plinth, UPVC double glazed window.

Bedroom Two

14'11" x 11'10" (4.55m x 3.61m)

UPVC double glazed window, radiator, wash hand basin fitted into a bespoke unit with mirror and cupboards and further fitted cupboards.

Bedroom Three

13'11" x 17'9" plus door recess (4.25m x 5.42 plus door recess)

UPVC double glazed bay window, fitted wardrobes and radiator.

Bedroom Four

12'9" x 8'10" (3.91m x 2.71m)

UPVC double glazed window, radiator and recessed cupboard.

WC

Fitted with a low level WC, wall mounted wash hand basin, tiled flooring and wooden leaded window.

Bathroom

10'0" x 7'10" (3.06m x 2.40m)

Freestanding ball and clawfoot bath with shower handset, high flush WC, wash hand basin, shower cubicle with mains over head shower, tiled flooring, wall mounted heated towel rail, wooden double glazed window and extractor fan.

Bathroom

12'9" 4'10" (3.89m 1.49m)

Freestanding bath with ball and claw feet, shower handset, shower cubicle with mains overhead shower, wash hand basin inset to vanity unit, tiled flooring, extractor fan, inset ceiling spot lights, wall mounted heated towel rail, UPVC double glazed window.

Outside

Tucked away in this substantial and private plot which is approached via an electric gate with a sweeping drive along the side of the property leading to a further area of car standing with the detached garage beyond, EV car charging point and outside tap. To the front the property has a large primarily lawned garden with mature trees and shrubs providing a high degree of privacy and terrace style patios. The property has a private and well manicured rear garden with a pond, patio, well stocked beds and borders, mature shrubs and trees, lawn, gardeners toilet and store.

Material Information

Freehold

Property Construction: Brick and tiled detached

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas Fired Central Heating

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

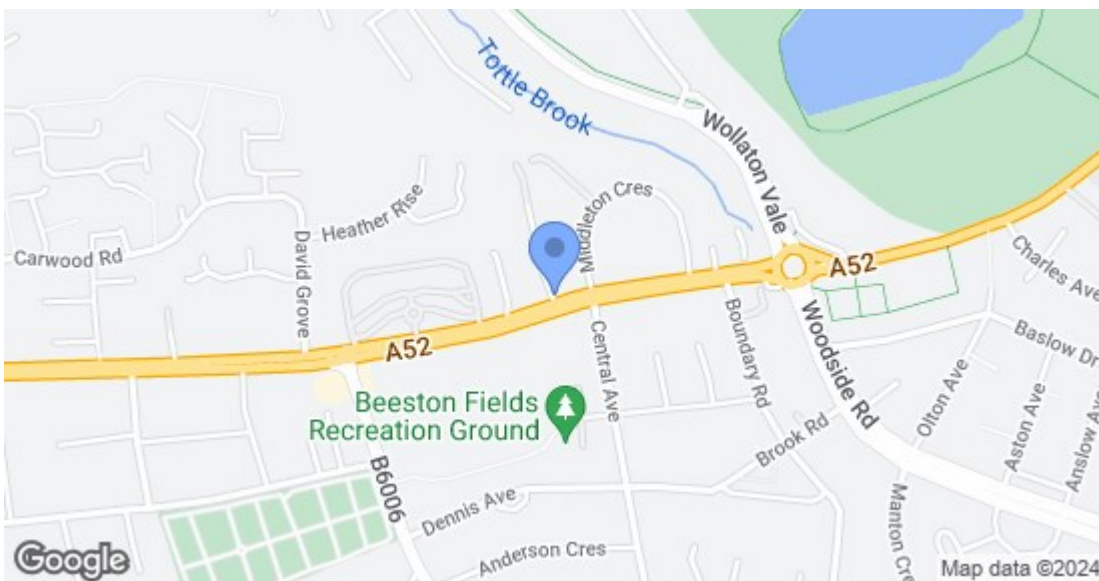
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



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			
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			
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