



Park Street,  
Beeston, Nottingham  
NG9 1DH

**£435,000 Freehold**



A stunning Victorian three-bedroom semi-detached house with an abundance of original character and charm.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This fantastic property, full of character and original features with a modern infusion is considered an ideal opportunity for a variety of buyers including young professionals, growing families or anyone looking to relocate to this convenient location.

In brief the internal accommodation which is arranged over three floors comprises: living room, dining room, kitchen, garden room, and rear porchway. Then rising to the first floor are two double bedrooms and bathroom and an additional double bedroom with walk in wardrobe on the top floor.

Outside to the front, there is a paved driveway providing off road parking and gated side access to leads to the private enclosed south-east facing rear garden.

Having been completely refurbished throughout by the current homeowners to a very high standard, this beautiful property truly must be viewed in order to be fully appreciated.



### Rear Porch

Glazed wooden door leading to the rear garden and a further glazed wooden door leading into the kitchen.

### Kitchen & Garden Room

23'9" x 7'1" (7.24m x 2.16m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap. Space and fittings for freestanding electric five ring cooker and integrated appliances to include two fridges, washer dryer machine and dishwasher. Wood effect LVT flooring, three UPVC double glazed windows to the side aspect and UPVC French doors to the rear garden.

### Dining Room

12'9" x 11'10" (3.90m x 3.63m )

Exposed and varnished floorboards, multi fuel log burner and UPVC double glazed windows to the rear and side aspects with fitted shutters. Access to under the stair's storage cupboard.

### Lounge

13'8" x 12'1" (4.18m x 3.70m )

Entrance door through to the lounge, with exposed and varnished floor boards, multi fuel log burner recessed into a Adam-style mantle with tiled hearth and surround, radiator, and UPVC double glazed sash style windows with fitted shutters to the front aspect.

### First Floor Landing

Stairs rising from the ground floor, and doors leading into the bathroom and two bedrooms.

### Bedroom Two

12'2" x 11'7" (3.72m x 3.54m )

A carpeted double bedroom with two radiators, cast iron fireplace, and two UPVC double glazed sash style windows with fitted shutters to the front aspect.

### Bedroom Three

9'3" x 8'8" (2.84m x 2.65m )

A carpeted bedroom with radiator, and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a four-piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower handset, and walk in electric power shower with glass shower screen. UPVC double glazed window to the rear aspect and extractor fan.

### Bedroom One

12'0" x 11'8" (3.66m x 3.56m )

A carpeted double bedroom with radiator, two UPVC double glazed windows with fitted shutters to the rear aspect.

### Walk in Wardrobe

12'0" x 5'4" (3.67m x 1.63m )

A carpeted room with radiator, fitted clothing rails and access to additional eaves storage.

### Outside

To the front of the property is a paved footpath and hedged boundary providing plenty of privacy for the front door. The paving continues down the driveway with ample off-street parking, gate side access leads to the private and enclosed rear garden which is mainly laid to lawn and features a paved patio seating, ideal for entertaining, matures shrubs and fence boundaries. Outside tap and two outdoor power points.

### Garage

With power points.

### Material Information

Freehold

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

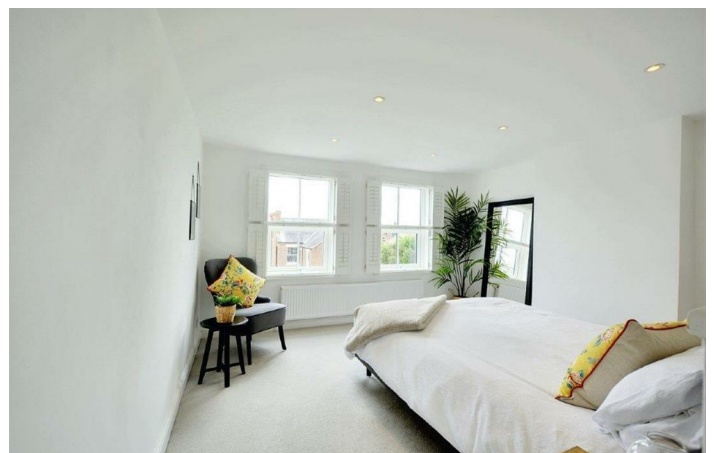
Planning Permissions/Building Regulations: granted for completed work.

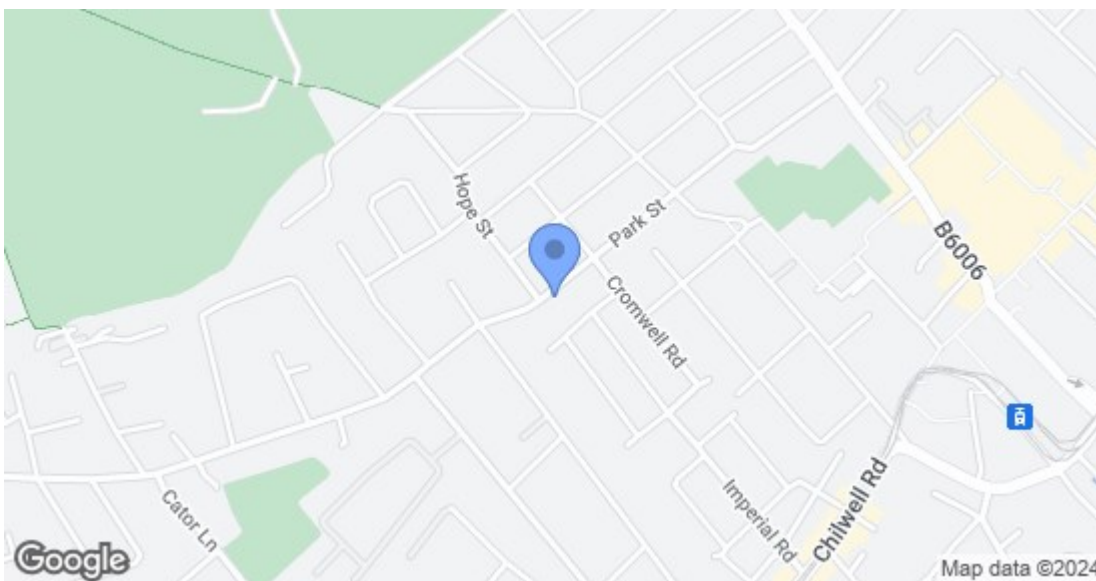
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		66	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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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