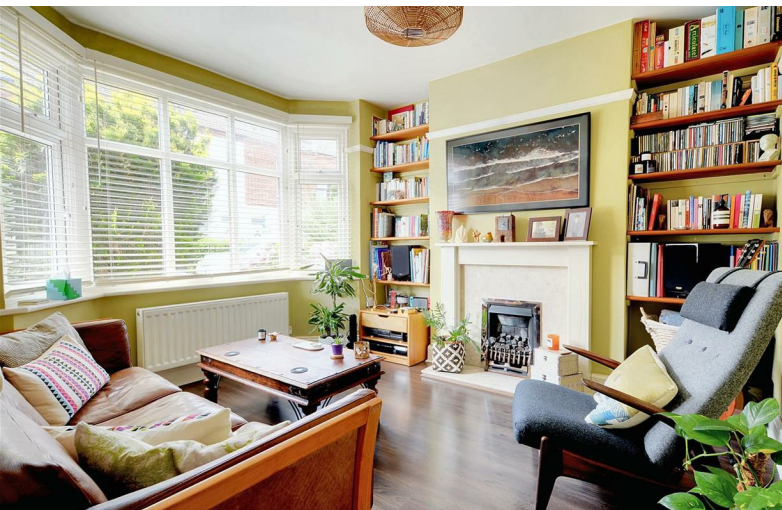


# Robert Ellis

*look no further...*



Dagmar Grove,  
Beeston, Nottingham  
NG9 2BH

**£285,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisea





A traditionally styled and constructed, extended three-bedroom, 1930's semi-detached house.

Having been well maintained and upgraded by the current vendor, this excellent house benefits from an open plan kitchen diner and utility to the rear.

In brief the stylish and contemporary interior comprises: entrance hall, sitting room, open plan kitchen diner and utility to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has an established front garden with EV charging point, and to the rear there is a generous and private garden, with patios, lawn, stocked beds and borders.

Tucked away in a sought-after and convenient central Beeston location, within easy walking distance of the train station and town-centre, this great property will appeal to a variety of potential purchasers.





### Entrance Hall

Composite double glazed entrance door, radiator, wireless intruder alarm keypad, stairs off to the first floor landing, and particularly useful under stairs storage with soft-close drawers and hanging rail.

### Sitting Room

11'10" x 10'9" (3.62m x 3.28m )

UPVC double glazed bay window, radiator, fuel effect gas fire with granite hearth and surrounding Adam-style mantle

### Kitchen Diner

16'10" x 11'1" (5.15m x 3.40m )

Fitted wall and base units, work surfacing with tiled splashback, a range-style cooker with gas hob and gas oven below, and air filter above, single sink and drainer unit with Bristan mixer tap, integrated fridge, UPVC double glazed windows, radiator, composite double glazed back door with inset blind.

### Utility

9'10" x 4'11" (3.00m x 1.51m )

Fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with Bristan mixer tap, plumbing for a washing machine and dishwasher, further appliance space, two UPVC double glazed windows, extractor fan, and wall mounted 'Worcester' boiler.

### First Floor Landing

UPVC double glazed window, stairs rising from the ground floor, and doors leading into the bedrooms and bathroom.

### Bedroom One

10'1" x 10'4" (3.09m x 3.17m )

UPVC double glazed window and radiator.

### Bedroom Two

10'5" x 9'10" (3.18m x 3.01m )

UPVC double glazed window and radiator.

### Bedroom Three

6'3" x 6'0" (1.93m x 1.83m )

UPVC double glazed window and radiator.

### Bathroom

Fitted with a low level WC, pedestal wash hand basin, bath with shower over, fully tiled walls, radiator, two UPVC double glazed windows.

### Outside

To the front the property has an established garden with shrubs, providing privacy for the property, a gravelled area with access to the rear and EV car charging point. To the rear the property has a private and enclosed garden with two patios, a gravelled area, lawn, raised borders, shrubs, trees and a 10' x 8' timber shed with built-in shelving and workbench.

### 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: None

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		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 <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		
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.