



Beeston Fields Drive,  
Beeston, Nottingham  
NG9 3DB

**£825,000 Freehold**



An attractive and substantial four-bedroom detached house, offering considerable potential.

Behind this traditional double bay-fronted façade, lies a large and versatile living space, that has been well maintained, yet offers excellent opportunity for the incoming purchaser to upgrade and remodel to their taste and requirements.

In brief the well-appointed interior comprises: porch, entrance hall, dining room, open plan kitchen and dining area with utility off, rear hallway, low-level WC, sitting room, and garden room.

Rising to the first floor are four good sized bedrooms, separate WC, and bathroom.

Occupying a large plot, with mature and well manicured landscaped gardens, to both and front and rear, with various well stocked beds and borders, lawns and feature trees, the property also benefits from drive with turning circle attached single garage with workshop, and further detached brick and tile double garage.

Available to the market with the benefit of chain free vacant possession, and being situated in Beeston's most premier location, convenient for the town centre, excellent transport links, and a wide range of other useful facilities.



### Porch

Composite panelled entrance door, with double glazed flanking windows, electric heater, and secondary door leading to the entrance hall.

### Entrance Hall

Radiator, stairs off to the first floor landing, and under stair recess.

### Dining Room

14'6" x 11'6" (4.44m x 3.51m )

UPVC double glazed bay window to the front, further UPVC double glazed window to the side, radiator, exposed and varnished floor boards, a fuel effect gas fire with granite style heart and surround and Adam-style mantle.

### Breakfast Room

12'0" x 10'7" (3.67m x 3.25m )

Window with secondary glazing, tiled flooring, radiator, fitted wall and base units, work surfacing, and a fitted cupboard.

### Utility

6'6" x 6'4" (1.99m x 1.95m )

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, plumbing for a washing machine, and feature colour leaded window.

### Kitchen

18'0" x 6'5" (5.50m x 1.96m )

With an extensive range of fitted wall and base units, work surfacing with tiled splashback, single sink and mixer tap, inset electric hob with extractor above, inset electric oven and grill, further single sink with double drainer and a mixer tap, plumbing for a dishwasher, and two UPVC double glazed windows.

### Rear Hallway

UPVC double glazed door to the exterior.

### WC

Fitted with a low level WC, wall mounted wash-hand basin, part tiled walls, wall mounted heated rail, and UPVC double glazed window.

### Sitting Room

19'3" x 11'11" (5.89m x 3.65m )

UPVC double glazed bay window to the front, two radiators, and feature brick fire surround.

### Garden Room

11'6" x 11'0" (3.51m x 3.37m )

Velux window, double glazed patio doors leading to the rear garden, electric heater, and fitted shelving.

### First Floor Landing

Stairs rising from the ground floor, radiator and UPVC double glazed windows, loft hatch and radiator,

### Bedroom One

14'8" x 11'6" (4.48m x 3.51m )

UPVC double glazed bay-window, radiator, and fitted windows.

### Bedroom Two

12'10" x 11'9" plus door recess (3.92m x 3.60m plus door recess )

UPVC double glazed bay window and radiator.

### Bedroom Three

12'1" x 9'0" (3.69m x 2.76m )

UPVC double glazed window, radiator, fitted wardrobes, vanity unit with fitted cupboards, and wash hand basin.

### Bedroom Four

11'6" x 10'2" (3.52m x 3.12m )

UPVC double glazed window, radiator, fitted wardrobe with lighting cupboards, shelving, and radiator.

### Separate WC

Fitted with a low level WC, UPVC double glazed window, and part tiled walls.

### Bathroom

7'7" x 5'11" (2.33m x 1.82m )

Fitted with a pedestal wash-hand basin with shaver point and mirror-fronted cabinet above, bath with shower off the tap, shower cubicle with mains control shower, extractor part tiled walls, wall mounted heated towel rail, UPVC double glazed window.

### Outside

The property occupies a particularly mature and private plot, and is approached via a drive with turning circle, integral garage beyond, and a the further detached brick and tiled garage adjacent. The front garden is lawned with various well-stocked beds and borders with mature shrubs and trees affording the property a good degree of privacy. Access along both sides leads to the rear of the property, where there is a expansive landscape private garden which comprises of patio, various well stocked beds and borders with mature shrubs and trees, green house and shed.

### Integral Garage

21'10" x 8'9" (6.68m x 2.67m )

Up and over door to the front, two Velux windows, light and power and work bench.

### Work Shop

8'1" x 6'1" (2.48m x 1.87m )

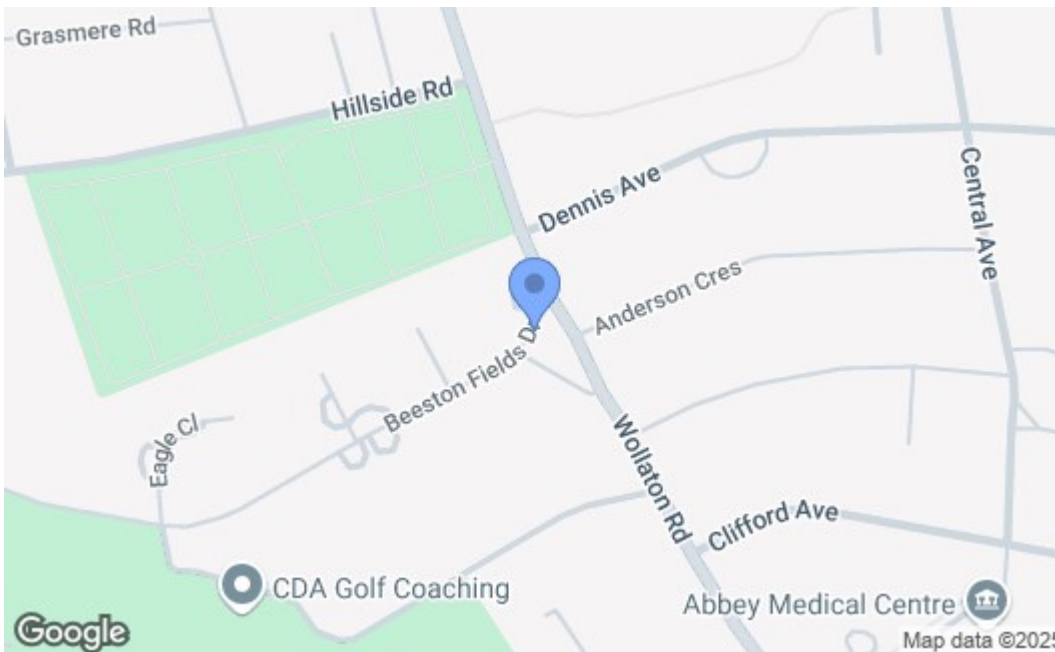
Wooden window and door, fitted cupboards, worktop and shelving.

### Detached Double Garage

17'6" x 18'8" (5.35m x 5.69m )

With twin remote control electrical up and over doors, double glazed window to the side, fitted cupboard, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D	59		
(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	

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.