

# Robert Ellis

*look no further...*



Middleton Street,  
Beeston, Nottingham  
NG9 1BB

**£399,950 Freehold**

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@robertellisea



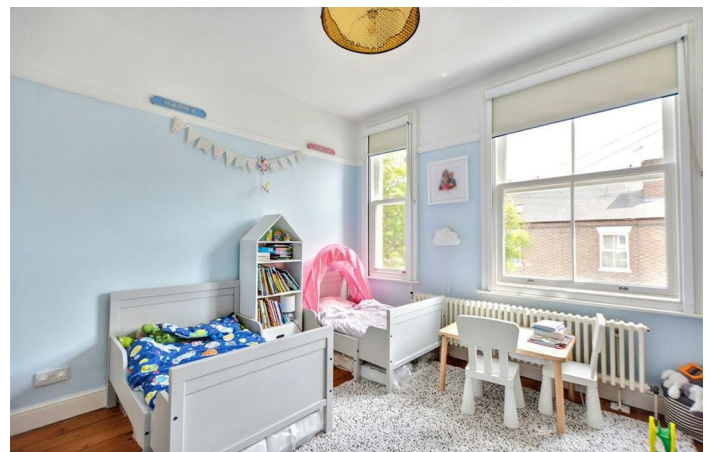


Situated on Middleton Street, Beeston, this delightful semi-detached house offers a perfect blend of comfort and style, making it an ideal family home. With four spacious bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts two well-appointed bathrooms, ensuring convenience for busy mornings and family life.

The heart of the home features two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you wish to host gatherings with friends or enjoy quiet evenings with family, these rooms cater to all your needs.

The semi-detached design not only enhances the property's appeal but also allows for a sense of community, with friendly neighbours and a welcoming atmosphere. The location on Middleton Street is particularly advantageous, offering easy access to local amenities, schools, and parks, making it a perfect choice for families and professionals alike.

This property presents a wonderful opportunity to create lasting memories in a home that combines practicality with charm. Do not miss the chance to make this lovely house your new home.



### Lounge

12'4" x 12'4" (3.78m x 3.78m )

Entrance door, hard wood flooring, double glazed sash bay window with fitted shutters to the front, feature fire place with Adam style mantle, and tiled hearth, fitted alcove storage cupboards and shelving, radiator, and door to the inner hallway.

### Inner Hallway

With stairs down to the cellar, and opening into the dining room.

### Dining Room

12'4" x 12'4" (3.78m x 3.78m )

A carpeted reception room with radiator, double glazed sash window to the side, stairs to the first floor, spotlights to ceiling, double glazed door to rear patio, and opening into the kitchen.

### Kitchen

9'11" x 6'11" (3.04m x 2.11m )

With a range of wall, base and drawer units in white, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven, inset gas hob with air filter over, integrated fridge freezer, plumbing for a dishwasher, tiled flooring and splashback, double glazed window to the side, spotlights and double glazed door to the rear patio.

### Cellar

15'2" x 12'5" (4.63m x 3.81m )

Plumbing for a washing machine and tumble dryer, hot water cylinder, light and power.

### First Floor Landing

With double glazed window to the side, radiator, stairs to the second floor, and doors to the bathroom and two bedrooms.

### Bedroom Two

12'5" x 12'4" (3.8m x 3.78m )

Two double glazed sash windows to the front, hardwood flooring, built-in wardrobe, and radiator.

### Bedroom Three

9'7" x 9'0" (2.94m x 2.76m )

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

### Bathroom

9'9" x 6'9" (2.98m x 2.07m )

Incorporating a three-piece suite comprising: roll-top bath with rainfall effect shower over, wash-hand basin inset to vanity unit, WC, tiled flooring and wall, wall mounted heated towel rail, double glazed window to the side, and spotlights.

### Second Floor Landing

With doors to the bedrooms.

### Bedroom One

12'5" x 12'4" (3.8m x 3.76m )

Two double glazed sash windows to the front, hardwood flooring, radiator, built-in wardrobe and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: shower, wash-hand basin with mixer tap, WC, tiled flooring and walls, wall mounted heated towel rail, extractor fan, and built-in vanity cupboard.

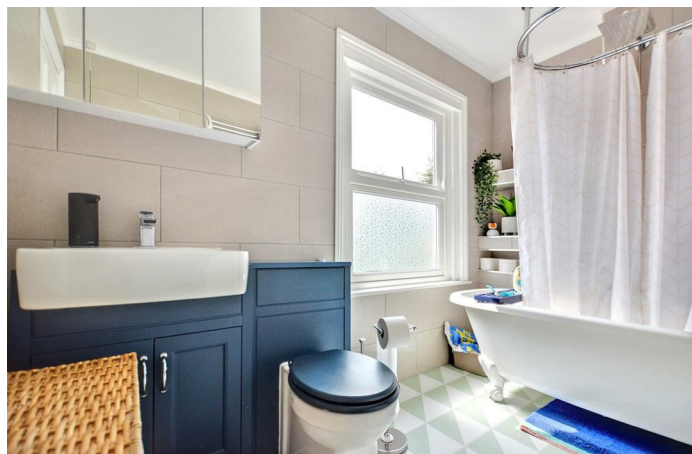
### Bedroom Four/Study

7'10" x 6'11" (2.4m x 2.12m )

Roof light, carpet flooring, radiator, and useful eaves storage space.

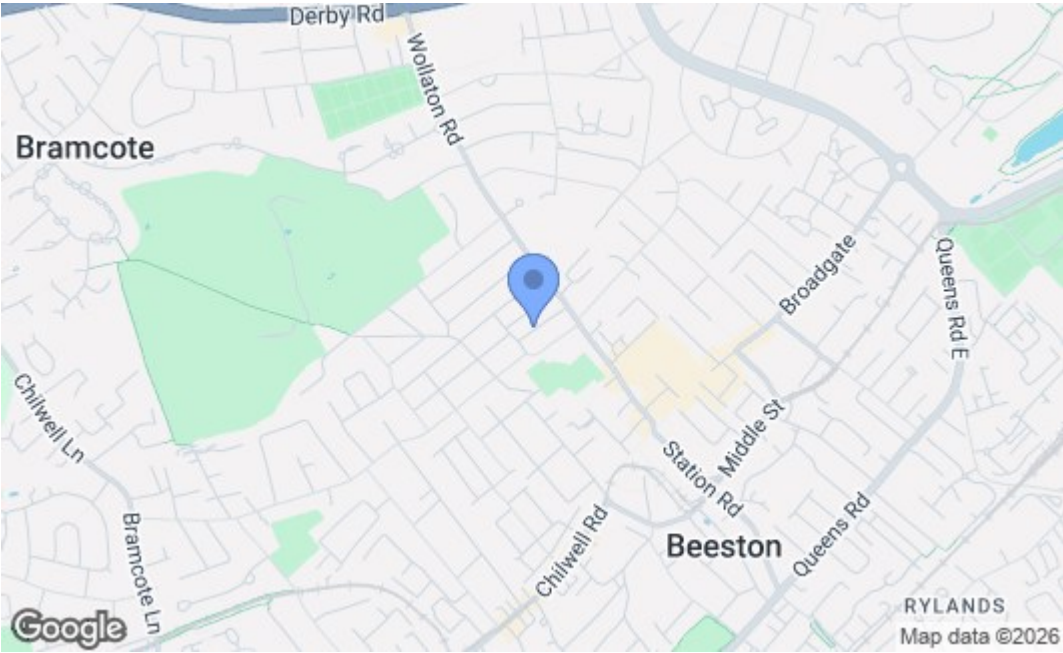
### Outside

There is a gated entrance to the front of the property, and gated side access leading to the private and enclosed well-maintained rear garden which includes a blocked paved patio overlooking the lawn beyond useful storage shed and fence boundaries.





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 <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.