



Alderman Close,  
Beeston, Nottingham  
NG9 2RH

**£350,000 Freehold**





Tucked away in a quiet cul de sac in Beeston, you are ideally placed for access to a wide range of amenities including shops, public houses, schools, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including growing families, buy to let investors or anyone looking to relocate to this popular location.

In brief the internal accommodation comprised; a welcoming entrance hall, bedroom, utility room and downstairs WC. Then rising to the first floor is a large 'L' shaped living/dining room and breakfast kitchen. Then on the top floor are three additional bedroom, the main bedroom benefiting from an en-suite and then family bathroom.

Outside of the property to the front is a paved driveway with ample off street parking for one car standing, leading to the integral garage. The enclosed rear garden is primarily lawned with a paved seating area and shed.

Offered to the market with gas central heating and fully UPVC double glazing this property is well worthy of an early internal viewing.





### Entrance Hall

Composite door through to a welcoming entrance hall with laminate flooring, radiator, two useful storage cupboards and access to the integral garage.

### Bedroom Four

9'1" x 11'0" approx (2.79m x 3.36m approx)

A carpeted double bedroom, with radiator and UPVC double glazed French doors to the rear garden.

### Utility Room

6'5" x 7'8" approx (1.97m x 2.35m approx)

Wall and base units with work surfaces over, inset sink with drainer with mixer tap and tiled splashbacks, space and fittings for freestanding washing machine and dryer, wall mounted boiler, radiator and composite door to the rear garden.

### Ground Floor w.c.

Low flush w.c., wash hand basin with tiled splashbacks and radiator.

### First Floor Landing

A carpeted landing space, with radiator.

### Open Plan Living/Dining Room

17'1" to 11'3" x 16'2" to 8'5" approx (5.23m to 3.45m x 4.93m to 2.57m approx)

A carpeted reception room, with radiator, UPVC double glazed window and French door with Juliet balcony to the front aspect.

### Kitchen

16'1" x 11'1" approx (4.92m x 3.39m approx)

A range of wall and base units with work surfaces over and tiled splashbacks, 1½ bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and dishwasher and UPVC double glazed windows to the rear aspect.

### Second Floor Landing

A carpeted landing with radiator and cupboard housing the water tank.

### Bedroom One

11'3" x 11'6" approx (3.44m x 3.53m approx)

A carpeted double bedroom, with radiator, double fitted wardrobes and UPVC double glazing window to the front aspect. Access to:

### En-Suite

Incorporating a three-piece suite comprising low flush w.c., pedestal wash hand basin, walk in mains powered shower, part tiled walls, radiator, extractor fan and UPVC double glazed window to the front aspect.

### Bedroom Two

8'5" x 12'0" approx (2.59m x 3.66m approx)

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

### Bedroom Three

7'5" x 7'10" approx (2.27m x 2.41m approx)

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

### Bathroom

Three piece suite comprising: low flush w.c., wash hand basin, bath with tap shower fittings, part tiled walls, radiator and extractor fan.

### Outside

To the front is a paved driveway with ample space for one car standing and footpath to the front door. The enclosed rear is primarily lawned with a paved seating area just outside the French doors and a decked seating area to the far end of the garden with space for a shed and fenced boundaries.

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

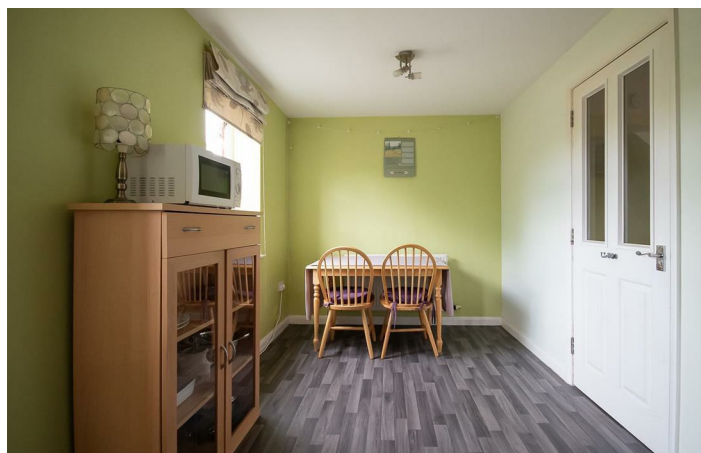
Flood Risk – No flooding in the past 5 years

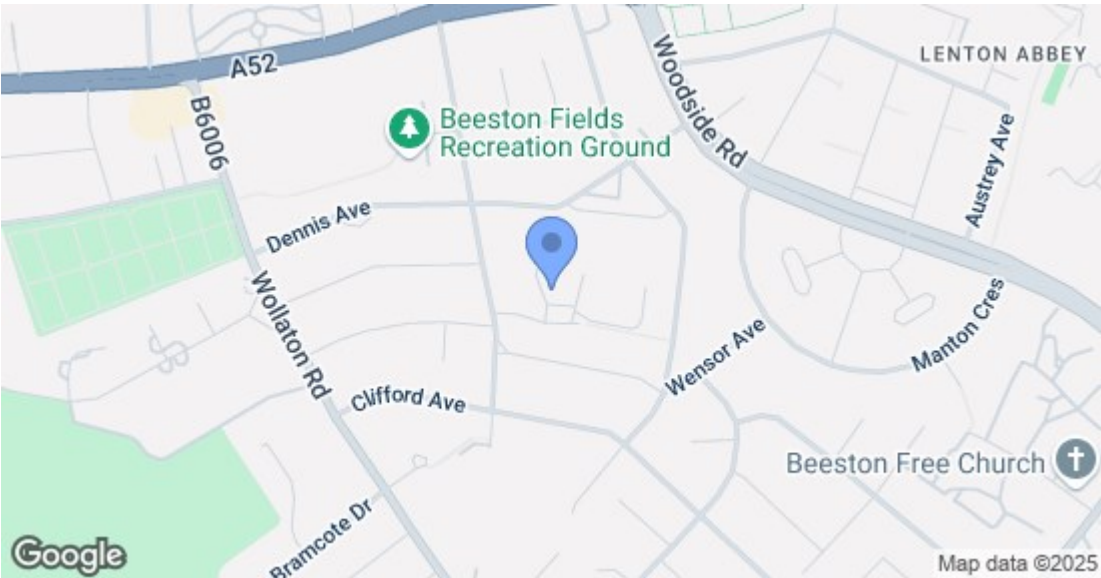
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(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.