Robert Ellis

look no further...

Abbey Drive,
Beeston, Nottingham
NG9 2QG

£500,000 Freehold

0115 922 0888

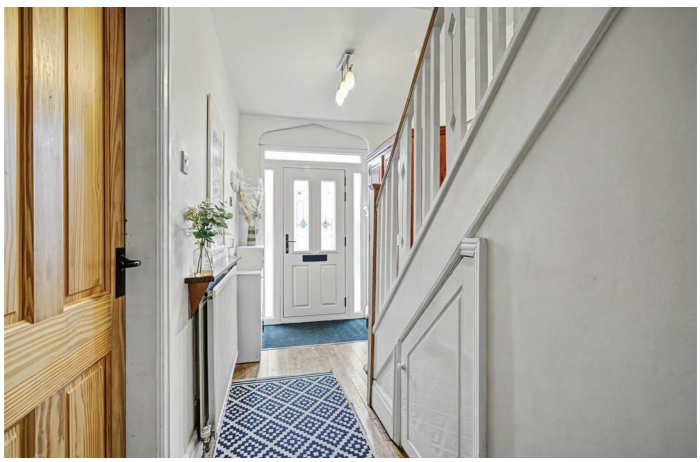
/robertellisestateagent @robertellisea

This delightful semi-detached house offers a perfect blend of comfort and space for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests.

The house features three inviting reception rooms, providing versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family evenings. The well-appointed bathrooms ensure convenience for all, making morning routines and evening relaxation a breeze.

For those with vehicles, the property boasts parking, a valuable asset in this sought-after location. The surrounding area is known for its friendly community atmosphere and is conveniently situated near local amenities, schools including Alderman White School, and transport links, making it an excellent choice for families and professionals alike.

This semi-detached house on Abbey Drive is not just a home; it is a place where memories can be made. With its spacious layout and prime location, it presents a wonderful opportunity for anyone looking to settle in Beeston. Do not miss the chance to view this exceptional property.



Entrance Hall
A composite entrance door with flanking windows, hardwood flooring, stairs to the first floor, radiator, useful under stairs storage cupboard and doors to the WC, breakfast kitchen, dining room and lounge.

Lounge
12'2" x 11'11" (3.71m x 3.64m)
A carpeted reception room with gas fire with Adam style mantle, double glazed bay window to the front, radiator, and opening into the dining room.

Dining Room
17'0" x 10'11" (5.19m x 3.34m)
A carpeted reception room with radiator, open fire with tiled hearth and Adam style mantle, Velux window, and French doors with flanking window to the rear.

Breakfast Kitchen
21'1" x 13'8" reducing to 7'10" (6.45m x 4.17m reducing to 2.4m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven, integrated induction hob with extractor fan over, tiled splashbacks, integrated dishwasher, space for a fridge freezer and breakfast bar, three Velux windows, radiator, double glazed window to the rear, double glazed French doors to the rear and door to the utility room.

Utility Room
7'10" x 5'9" (2.4m x 1.77m)
Storage cupboard, work surfaces, sink and drainer unit with mixer tap, plumbing for a washing machine and tumble dryer, radiator, tiled splashbacks, double glazed door with flanking window to the rear and a door to the garage.

Garage
15'11" x 13'3" (4.87m x 4.05m)
With electric up and over garage doors to the front, open loft space for storage, light and power.

Downstairs WC
Fitted with a WC, corner wash-hand basin, tiled splashbacks and extractor.

First Floor Landing
Double glazed window to the side, stairs to the second floor and doors to the bathroom and three bedrooms.

Bedroom One
11'11" x 10'11" (3.65m x 3.34m)
A carpeted double bedroom with fitted wardrobes, double glazed window to the front and radiator.

Bedroom Two
12'11" x 10'11" (3.95m x 3.33m)
A carpeted double bedroom with double glazed window to the rear and radiator.

Bedroom Four
7'8" x 7'4" (2.34m x 2.26m)
A carpeted bedroom with double glazed window to the front and radiator.

Bathroom
Incorporating a four-piece suite comprising: bath, large shower, pedestal wash-hand basin, WC, tiled flooring and splashbacks, wall-mounted heated towel rail, spotlights to ceiling, extractor fan, and double glazed window to the rear and side.

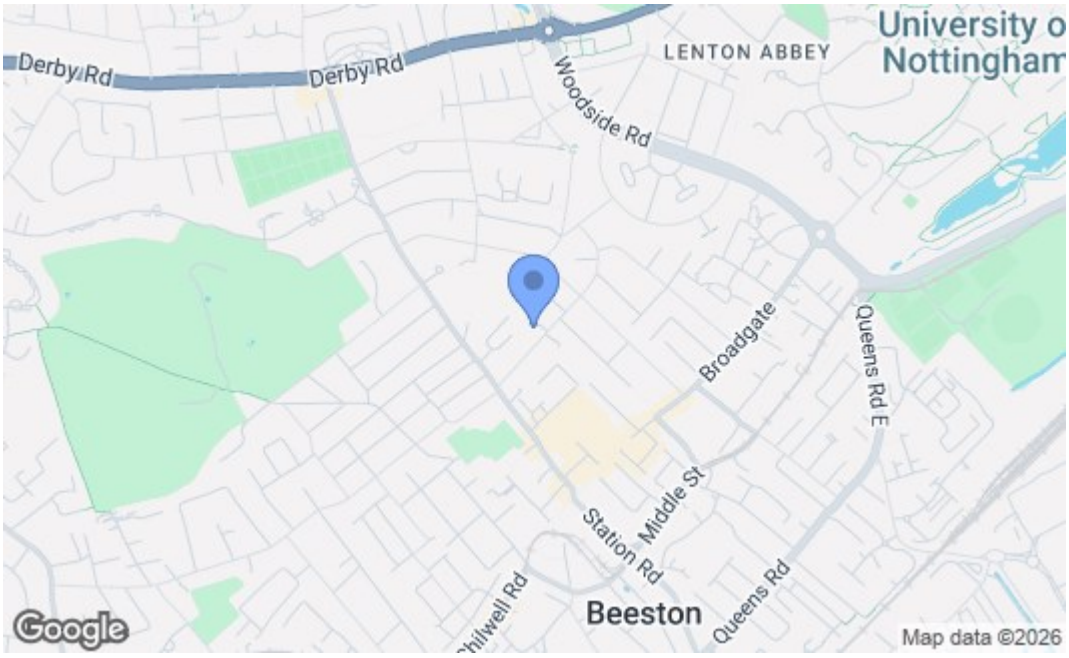
Second Floor Landing
UPVC double glazed window to the side and doors to the shower room and two bedrooms.

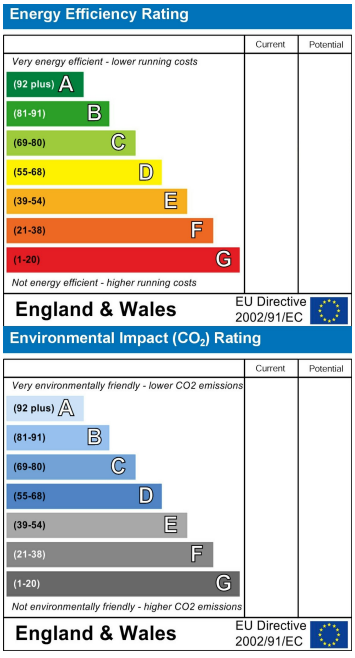
Bedroom Three
11'10" x 9'10" (3.63m x 3m)
A carpeted double bedroom with UPVC glazed window to the rear, radiator and double doors to bedroom five, which is currently being used as a walk-in wardrobe.

Bedroom Five/Walk-in Wardrobe
12'7" x 7'6" (3.85m x 2.3m)
A carpeted room with fitted wardrobes, radiator and Velux window.

Shower Room
Incorporating a three-piece suite comprising: walk-in shower, wash-hand basin inset to vanity unit, WC, tiled flooring and splashbacks, wall-mounted heated towel rail, UPVC double glazed window to the rear, spotlights and extractor fan.

Outside
To the front of the property, you will find a blocked paved driveway with mature shrubs, and to the rear you will find a private and enclosed garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, useful storage shed and a mix of fence and hedged boundaries.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888