



Forge Hill,
Beeston, Nottingham
NG9 5DW

£600,000 Freehold



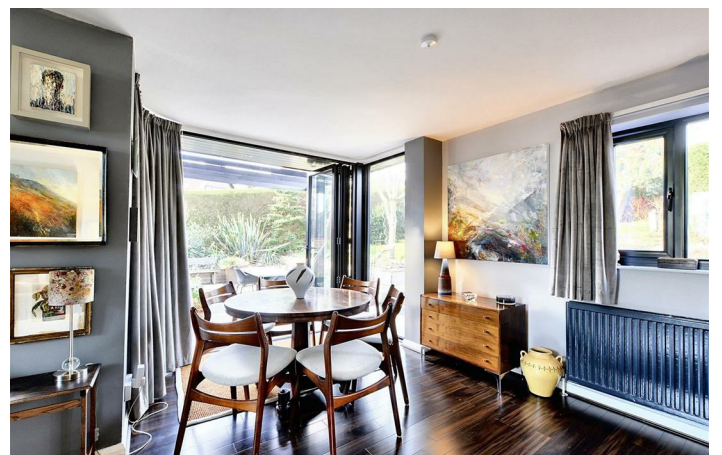
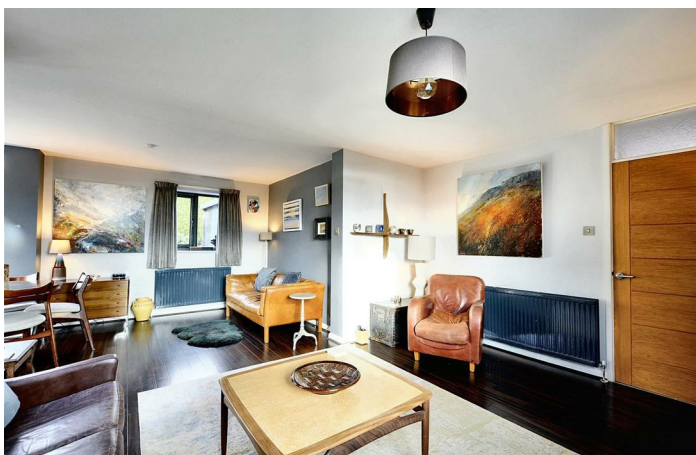
A Beautifully Presented and Well Proportioned Four Bedroom Detached House with a Detached Double Garage.

Situated in this sought after and well established residential location within easy reach of a variety of local shop and amenities including schools, transport links, Beeston town centre and Chilwell retail park, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the internal accommodation comprises; entrance hall, study and WC to the ground floor with a kitchen breakfast room and a light and airy lounge diner on the next level with a small number of stairs leading to the fourth bedroom, on the top floor you will find three good sized double bedrooms and the family bathroom.

To the front of the property you will find a small garden with a range of mature trees and shrubs and patio area, a sweeping tarmac driveway with ample car standing, secure caravan parking space, gated driveway to the side and gated side access leading down both sides of the property to the private and enclosed well maintained garden which includes a patio area with raised lawn beyond, stocked beds and borders, raised beds, mature trees and shrubs, a studio/work shop, useful storage shed, featured decking area at the end of the garden and hedged boundaries.

Having been extensively upgraded by the current vendors throughout this immaculate family home truly must be viewed in order to be fully appreciated.



Entrance Hall

Entrance door with flanking window to front that leads into the entrance hall which includes a radiator, useful built in storage cupboard, stairs leading to the first and door leading into the WC and study.

Study

12'7" x 8'5" (3.86m x 2.58m)

Two double glazed windows to front, wooden flooring, radiator and useful storage area to the rear housing the Baxi boiler.

WC

Fitted with a low level WC, corner wash hand basin, tiled splash back, wall mounted heated towel rail and UPVC double glazed window to the side.

First Floor Landing

UPVC double glazed window to side, stairs leading to second floor landing and doors leading into the kitchen/breakfast room and the lounge/diner.

Kitchen Breakfast Room

15'5" reducing to 8'4" x 11'2" reducing to 6'10" (4.71m reducing to 2.55m x 3.41m reducing to 2.1m)

Fitted with a range of modern wall, base and drawer units, rolled edged work surfaces, 1 ½ bowl sink and drainer unit with mixer tap, integrated stainless steel electric oven with gas hob above and extractor fan over, space and plumbing for washing machine, useful appliance space, integrated dishwasher, complementary tiling to walls, laminate flooring, UPVC double glazed window to the rear and double glazed hardwood French doors to the side.

Lounge/Diner

20'11" reducing to 11'9" x 14'4" (6.4m reducing to 3.6m x 4.38)

Triple aspect windows to the front, rear and side, feature open gas fire place with tiled hearth, bamboo flooring, two radiators and aluminium double glazed Bi-fold doors leading to the patio.

Second Floor Landing

UPVC double glazed windows to side, stairs leading to third floor landing and door leading into bedroom four.

Bedroom Four

13'8" reducing to 6'7" x 10'10" reducing to 4'7" (4.17m reducing to 2.02m x 3.32m reducing to 1.41m)

UPVC double glazed windows to front and rear, carpet flooring and radiator.

Third Floor Landing

Stairs rising from second floor and doors leading into the bathroom and three bedrooms.

Bedroom One

14'4" x 10'2" (4.38m x 3.12m)

UPVC double glazed window rear, built in wardrobes, carpet flooring and radiator.

Bedroom Two

10'3" x 10'1" (3.14m x 3.08m)

UPVC double glazed window to the front, built in wardrobes, carpet flooring and radiator.

Bedroom Three

13'5" x 6'11" (4.11m x 2.11m)

UPVC double glazed windows to the rear and side and radiator.

Bathroom

Fitted with a three piece suite comprising; panelled bath with mains control shower over and glass splash screen, pedestal wash hand basin, low level WC, complementary tiling to walls, wall mounted heated towel rail, airing cupboard housing the hot water cylinder and UPVC double glazed window to the side.

Outside

To the front of the property you will find a small garden with a range of mature trees and shrubs and patio area, a sweeping tarmac driveway with ample car standing, secure caravan parking space, gated driveway to the side and gated side access leading down both sides of the property to the private and enclosed well maintained garden which includes a patio area with raised lawn beyond, stocked beds and borders, raised beds, mature trees and shrubs, a studio/work shop, useful storage shed, featured decking area at the end of the garden and hedged boundaries.

Double Garage

19'4" x 16'11" (5.9m x 5.16)

Two electric roll up doors to the front, power and electricity and door to the rear.

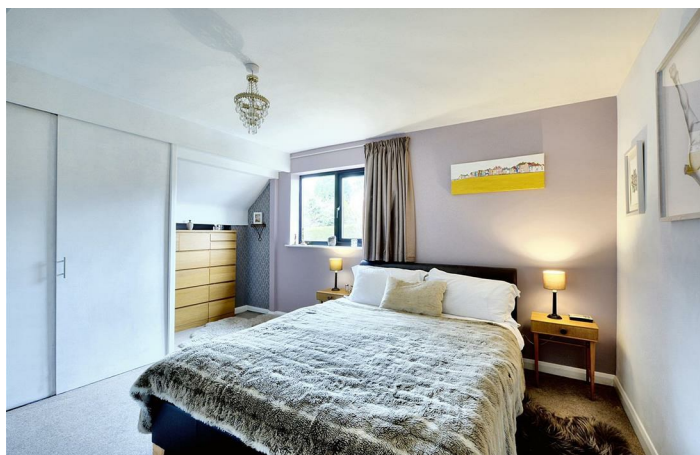
Games Room

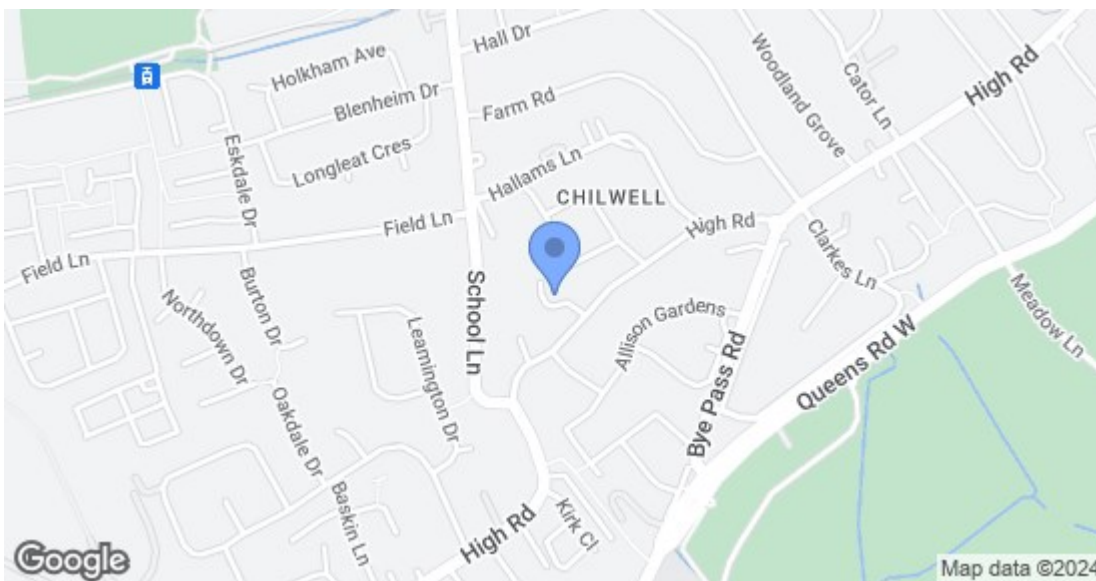
20'0" x 10'0" (6.1m x 3.05m)

Harwood double glazed window to front, power and electricity and door to rear.

Council Tax Band

Broxtowe Borough Council Tax D





Energy Efficiency Rating																	
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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.