



Beeston Fields Drive,  
Beeston, Nottingham  
NG9 3DB

**£650,000 Freehold**



An attractive 1930's built four-bedroom detached house, offering considering potential.

Available to the market with the benefit of chain free vacant possession, this is an excellent opportunity for the incoming purchaser to upgrade and remodel to the their taste and requirements, and possibility to extend, subject to the necessary consents.

In brief the generous interior comprises: entrance porch, open plan hallway, dining room, kitchen diner, WC and through lounge to the ground floor, rising to the first floor are four bedrooms and a bathroom.

Outside the property sits in a generous and mature private plot, a drive providing car standing with the garage beyond, and mature and well manicure gardens to both front and rear.

Occupying one of Beeston's most exclusive locations, and being well placed for easy access to Beeston town centre, excellent transport links such as the NET tram and a A52, the Queens medical centre and The University of Nottingham, this is a rare opportunity well worthy of viewing.



### Entrance Porch

Wooden door with flanking window, and secondary door leading to open plan hallway.

### Hallway

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

### WC

6'5" x 6'2" (1.97m x 1.89m )

Fitted with a WC, two wood windows, radiator.

### Dining Room

15'5" x 11'5" (4.71m x 3.48m )

Radiator and wooden bay window to the front.

### Kitchen Diner

11'11" x 11'6" (3.64m x 3.51m )

Fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, Zanussi electric cooker, integrated washing machine, double glazed window, radiator and panelled door to the exterior.

### Through Lounge

24'4" x 11'11" (7.42m x 3.64m )

Bay window to the front, window and patio door to the rear, two radiators and a Adam-style fire surround with fuel effect gas fire.

### First Floor Landing

A galleried landing with radiator, window, loft hatch and airing cupboard housing the hot water cylinder.

### Bedroom One

12'10" x 11'11" (3.93m x 3.65m )

Radiator and wooden window.

### Bedroom Two

Radiator and wooden window.

### Bedroom Three

11'10" x 8'6" (3.62m x 2.61m )

Radiator and wooden window.

### Bedroom Four

11'7" x 6'1" (3.55m x 1.86m )

Wooden window, radiator, eaves storage cupboard.

### Bathroom

9'5" x 8'4" maximum overall measurements (2.89m x 2.55m maximum overall measurements)

Fitted with a WC, pedestal wash-hand basin, shower cubicle with mains control shower, and hot and cold taps, part tiled walls, wall mounted heated towel rail, two windows and extractor fan.

### Outside

To the front, the property has a drive providing car standing with the garage beyond, and a mature and established front garden with hedge boundaries, lawn, well stocked beds and borders with shrubs and trees, gated access leads along side of the property to the rear and enclosed garden. To the rear the property has a green house/potting shed, patio/gravel area, expansive lawns with rockery borders, mature shrubs and trees, and a timber shed.

### Garage

19'5" x 8'6" (5.93m x 2.60m )

Remote control roller door to the front, pedestrian door to the rear, light and power, and wall mounted Ideal boiler.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

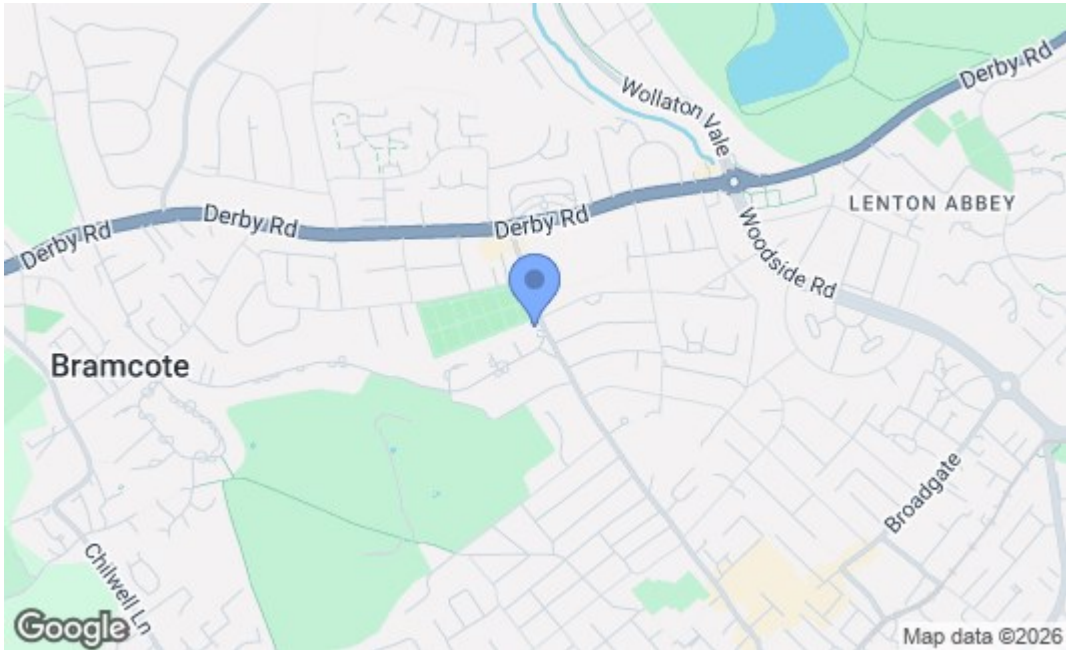
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



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                     |         |           |
|                                                                 | 60      | 79        |
| 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.