



Hall Croft,
Beeston, Nottingham
NG9 1EL

£295,000 Freehold

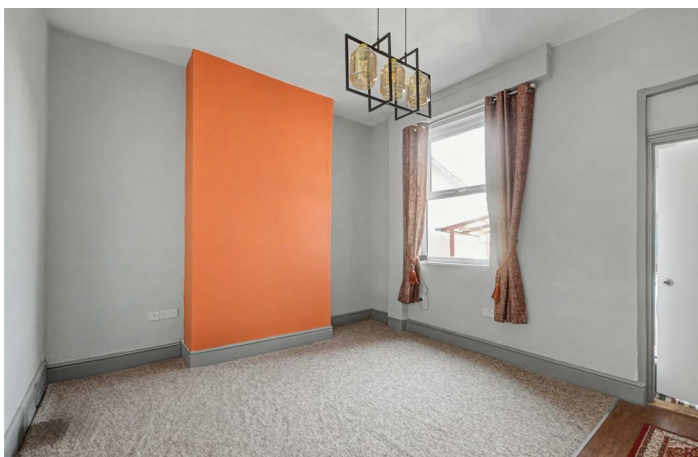


Located on Chestnut Avenue, this delightful house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two modern bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Beeston is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This property not only offers a lovely home but also the chance to enjoy the best of what Beeston has to offer.

Whether you are looking to settle down or invest in a promising area, this house on Hall Croft is a wonderful opportunity that should not be missed.



Entrance Hall

Entrance door, stairs to the first floor and radiator and doors to the dining room and lounge.

Lounge

12'9" x 11'11" (3.91m x 3.65m)

A carpeted reception room with UPVC double glazed bay window to the front and radiator.

Dining Room

13'5" x 11'10" (4.1m x 3.61m)

UPVC double glazed window to the rear, radiator and useful understairs storage cupboard and door to the kitchen.

Kitchen

10'0" x 9'3" (3.06m x 2.82m)

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, Range cooker with five burner gas hob and aluminium splashbacks and extractor fan over, space for a fridge plumbing for a washing machine, dishwasher and tumble dryer, UPVC double glazed door to the side and door to the rear.

First Floor Landing

With stairs to the second floor and doors to the two shower rooms and two bedrooms.

Bedroom One

16'10" x 12'1" (5.15m x 3.7m)

A carpeted double bedroom with built-in wardrobes, radiator and two UPVC double glazed windows to the front.

Bedroom Two

12'0" x 10'11" (3.68m x 3.33m)

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

Shower Room One

Fitted with a walk-in shower, wash-hand basin inset to vanity unit, WC, laminate flooring, aqua boarded walls, radiator and UPVC double glazed window to the side.

Shower Room Two

Fitted with a walk-in shower, wash-hand basin, WC,

laminate flooring, aqua boarded walls, UPVC double glazed window to the rear and radiator.

Bedroom Three

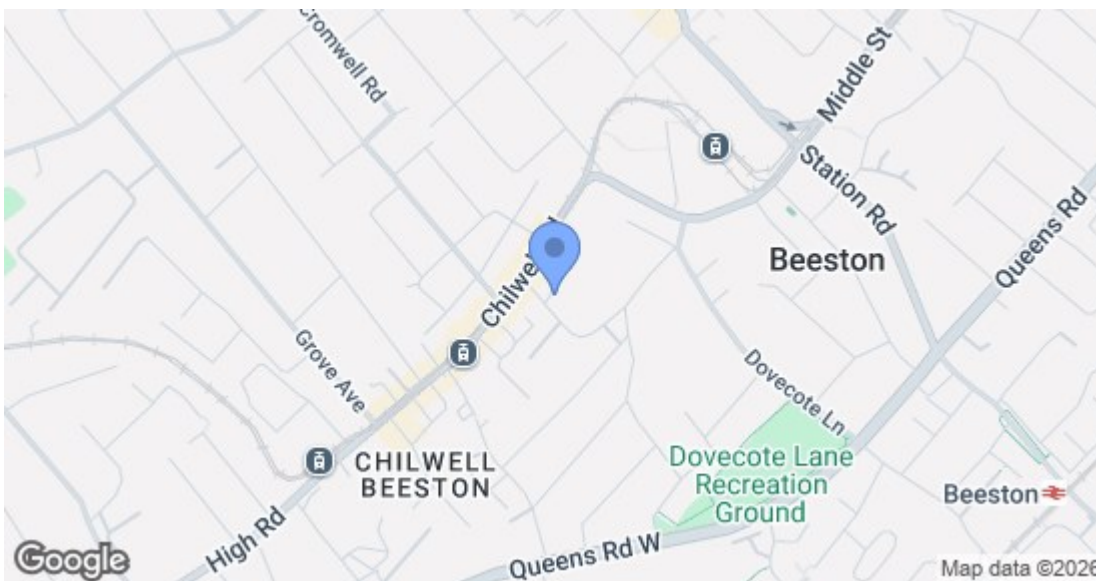
16'8" x 14'7" (5.09m x 4.47m)

A carpeted double bedroom with Velux window and radiator.

Outside

To the front of the property you will find a lawned garden, and to the rear you will find a primarily gravelled low-maintenance garden, with fence boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.