Robert Ellis

look no further...







Imperial Road,
Beeston, Nottingham
NG9 1FE

£600,000 Freehold

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A beautifully presented and substantial Victorian four-bedroom semi-detached house with extended accommodation over three floors.

This fabulous house has retained a wealth of original character and charm and has been tastefully upgraded by the current vendor with good quality fixtures and fittings throughout to provide an appealing and stylish living space.

The versatile and deceptive interior briefly comprises: entrance hall, dining room, sitting room, kitchen, rear hallway, WC, and utility to the ground floor with cellar beneath, rising to the first floor is an en-suite bedroom, two further bedrooms, and family bathroom, and to the second floor is a further generous en-suite bedroom.

Outside the property sits in a good sized corner plot with mature and private gardens to the side and rear and a drive with detached brick and tile garage beyond.

Available to the market with the benefit of chain free vacant possession and being situated in a sought-after tree lined road within north-west Beeston, conveniently situated for Beeston town centre and Chilwell High Road, excellent transport links and a wide range of other useful facilities.





A recess porch shelters the wooden entrance door with colour glazing.

Entrance Hallway
Exposed and varnished floorboards, radiator, and stairs off to first floor landing.

Dining Room
12'11" x 12'1" (3.96m x 3.69m)
Exposed and varnished floorboards, radiator, two UPVC double glazed windows, cast iron fireplace with tiled hearth.

Sitting Room
15'4" x 12'11" (4.68m x 3.96m)
Exposed and varnished floorboards, UPVC double glazed bay window to the front, further UPVC double glazed window to the side, radiator, full-effect gas fire with tiled hearth and surround and Adam-style mantle.

Kitchen Diner
16'7"m x 9'7" (5.08mm x 2.94m)
With modern quality fitted wall and base units, oak work surfacing with splashback, one and half bowl sink with mixer tap, a range cooker with gas hobs and ovens beneath and air filter above, plumbing for a dishwasher, tiled flooring, two UPVC double glazed windows and radiator.

Rear Hallway
With wooden door to exterior, and tiled flooring.

WC
With fitments in white comprising: WC, wall-mounted wash-hand basin, radiator, part tiled walls, tiled flooring, UPVC double glazed window.

Utility
9'11" x 5'3" (3.03m x 1.62m)
Fitted wall and base units, oak work surfacing with splashbacks, single sink and drainer with mixer tap, plumbing for a washing machine, UPVC double glazed window, tiled flooring, wall-mounted Worcester boiler and pressurised hot water cylinder.

First Floor Landing
With stairs off to second floor landing and storage cupboard.

Bedroom One
11'11" x 12'9" (3.65m x 3.90m)
Two UPVC double glazed windows, radiator, exposed and varnished floorboards.

En-suite
With fitments to white comprising: WC, pedestal wash-hand basin with tiled splashbacks, shower cubicle with mains control shower over, UPVC double glazed window, wall-mounted heated towel rail and extractor fan.

Bedroom Two
12'1" x 10'3" (3.70m x 3.149m)
Two UPVC double glazed windows, and radiator.

Bedroom Three
10'0" x 6'7" (3.06m x 2.02m)
UPVC double glazed window, radiator and fitted cupboard.

Shower Room
9'6" x 6'1" (2.91m x 1.87m)
With modern fitments in white comprising: WC, wall-mounted wash-hand basin, double shower cubicle with mains control overhead shower, part tiled walls, UPVC double glazed window, and wall-mounted heated towel rail.

Second Floor Landing
Velux window and eaves storage.

Bedroom Four
19'0" x 13'2" maximum overall measurements (5.81m x 4.02m maximum overall measurements)
UPVC double glazed window, two radiators, and fitted wardrobes.

En-suite
10'8" x 9'1" (3.26m x 2.79m)
Fitments in white comprising: WC, wall-mounted wash-hand basin with tiled splashback, free-standing bath with mixer tap, wall-mounted heated towel rail and Velux window.

Outside
To the front the property has walled boundary with a path to the front door, and a low maintenance garden with established shrubs and pebbles. To the side and rear the property has a particularly private sunny south-facing and mature garden with a patio with outside tap and power points, primarily lawned garden with mature shrubs and trees, a pond, and a driveway with the detached garage beyond.

Garage
18'0" 8'10" (5.50m 2.70m)
Up and over door to the front, wooden window to the side, light and power, and further storage area with wooden pedestrian door.

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: Obtained for completed work.
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.



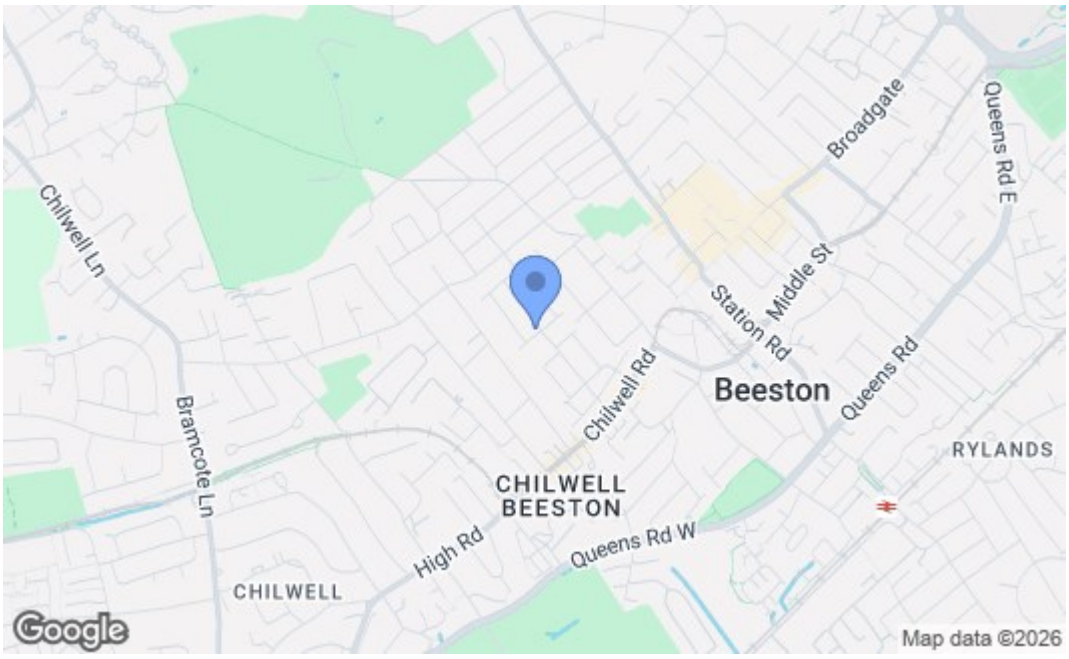


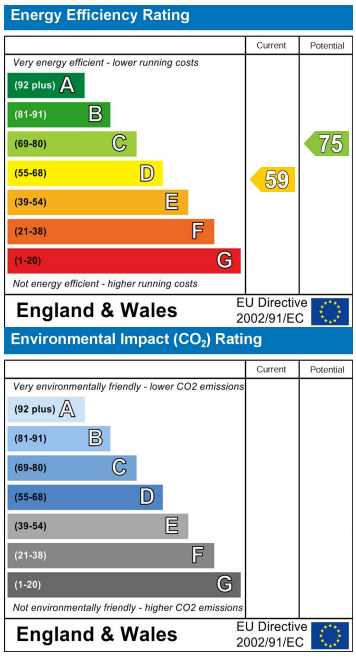












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