



Staniland Close
Beeston Nottingham

Staniland Close Beeston Nottingham NG9 6PA

for sale offers over
£550,000



Property Description

A well presented substantial (1539 sq ft) four/five bedroom family home situated on a generous corner plot with ample off road parking, double detached garage and private gardens to front and rear. The property has a gas fired central heating system with an upgraded Worcester Bosch combi boiler fitted approx seven years ago and UPVC double glazing and briefly the accommodation comprises, to the ground floor:- Entrance hall, cloaks/w.c, spacious lounge with feature fireplace, separate dining room, well equipped professionally fitted kitchen with integrated appliances, utility room and snug/study/bedroom five. To the first floor are four well proportioned bedrooms, master with an extensive range of fitted furniture and re-fitted ensuite shower room, family bathroom. Outside the property has a generous tarmac driveway providing off road parking for several vehicles, brick detached pitched roof garage with light, power and side access door. The property is set well back beyond a good sized private front lawned garden with storm porch and lighting to front door area. A side secure gated path gives access to a beautifully landscaped private rear garden with a wealth of features which must be viewed to be fully appreciated.....

Entrance Hallway

Accessed via a front UPVC double glazed entrance door with inset opaque and leaded glazing with matching attached side panels leading to the spacious entrance hallway having laminate flooring, central heating radiator, coving to the ceiling, open spindle carpeted staircase off to the first floor, panelled door off to:-

Cloaks/Wc

Having a two piece modern white suite comprising low level wc, wash hand basin fitted to vanity unit having storage beneath and chrome mixer tap over, laminated vanity shelf, ceramic tiled splashback, laminate flooring, central heating radiator, coving to the ceiling, extractor fan to the ceiling.

Lounge

The spacious, well proportioned lounge is accessed via a panelled door off the entrance hallway having UPVC walk in double glazed bay window to the front elevation with fitted window shutters, carpeted flooring, two central heating radiators, coving to the ceiling, three wall light points, a particular feature of the room is the natural stone fireplace with marble hearth and back plate inset coal effect gas fire,

double opening timber framed and glazed doors opening to:-

Dining Room

Having carpeted flooring to match the lounge, UPVC double glazed sliding patio doors to the rear giving access and aspect to the garden, central heating radiator, coving to the ceiling, panelled door off to:-

Kitchen

The professionally fitted kitchen having a range of matching soft close base and wall units, laminated work surfaces over with matching upstands, single drainer one and a quarter bowl acrylic sink unit with extendable brushed chrome mixer tap over, AEG induction hob, double width Bosch extractor hood with inset lighting over the cooking area, Bosch integrated dishwasher, integrated NEFF eye level electric fan assisted double oven and grill - all to be included in the selling price, free standing Bosch American fridge freezer - for sale by separate negotiation, two UPVC double glazed windows to the rear elevation giving aspect over the garden with fitted window blinds, laminate flooring continuing through from the entrance hallway, fitted bin/recycling system to base units, pull out larder, soft close pan drawers, coving to the ceiling, arch opening to:-

Utility Room

Having a range of matching base and wall units with laminated work surfaces and upstands matching the kitchen, plumbing and space for automatic washing machine - washing machine for sale by separate negotiation, single drainer acrylic sink unit with mixer tap over, laminate flooring continues through from the kitchen, half glazed composite door to the side giving access to the rear garden, coving to the ceiling, anthracite vertical contemporary radiator.

Snug/Study/Groundfloor Bedroom

Access via a panelled door off the entrance hallway being a versatile room that could be used for various purposes having UPVC double glazed window to the front elevation with window shutters, central heating radiator, carpeted flooring, coving to the ceiling.

First Floor Landing

Having carpeted flooring, coving to the ceiling, loft access to a partially boarded loft with pull down ladder and light, panelled door to airing cupboard

housing the recently installed Worcester Bosch combination boiler and provides space for linen storage.

Master Bedroom

A well proportioned room having two UPVC double glazed windows to the front elevation with fitted window shutters, extensive of high quality fitted bedroom furniture comprising three double door fronted wardrobes incorporating hanging rails and shelving, bedside drawers, chest of drawers, vanity unit with vanity stool, carpeted flooring, central heating radiator, coving to the ceiling, panelled door to further useful built in store incorporating hanging rail and shelving for ease of storage, further panelled door to: -

Ensuite

Refitted ensuite having double width glazed shower cubicle with Mira chrome mains shower, rain head and separate shower attachment, fully panelled to the shower enclosure for ease of maintenance, Roca rimless low level wc, contemporary wash hand basin fitted to a range of vanity units with storage and drawers beneath and vanity shelving over, panelling to match the shower cubicle around the sink area, triple door fronted LED mirror cabinet incorporating mood lighting and USB port, extractor fan to the ceiling, feature Amtico flooring, central heating radiator, UPVC double glazed opaque window to the front elevation with fitted window blind.

Bedroom Two

Having UPVC double glazed window to the rear elevation giving aspect over the garden with fitted window shutters, central heating radiator, carpeted flooring, coving to the ceiling.

Bedroom Three

Another double bedroom having UPVC double glazed window to the rear giving aspect over the garden, central heating radiator, carpeted flooring, coving to the ceiling.

Bedroom Four

Having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator, carpeted flooring, coving to the ceiling.

Family Bathroom

Having a three piece white suite comprising panelled bath with chrome mixer tap, chrome mains shower with glazed shower screen, fully tiled to the bathing area, wash hand basin and wc fitted to vanity unit with storage beneath and laminated vanity shelf over, fitted mirror to the sink area with inset spotlights and further storage, part ceramic tiled walls with feature mosaic border, vinyl floor covering, central heating radiator, UPVC double

glazed opaque window to the rear elevation, extractor fan to the ceiling.

Outside

The property is set on a generous corner plot having a tarmac driveway providing side by side parking for several vehicles leading to a detached brick built pitched roof garage with twin up and over doors having light, power and roof storage, side newly installed composite entrance door.

The property is set back from the road having a good sized lawned front garden area with a paved path to the front door area with covered storm porch with light, barked borders, double width paved path leading around the front of the property, paved and slate chip edged path leading down the side of the property and beyond a sturdy timber gate with security access code leading down to the rear section of garden.

The rear garden being particularly private and mature, the garden has been beautifully landscaped with a wealth of different features having an Indian sandstone paved pathway and patio, shaped lawns, large decked terrace with inset lighting, sleeper edged raised borders inset with a variety of shrubs, Gabriel Ash greenhouse with power and lighting to be included in the selling price, paving all around the greenhouse, further block paved terrace to the corner of the garden, south facing, outside tap, to the opposite side of the garden is a blocked off path providing a storage area, outside power sockets - must be viewed to be fully appreciated.

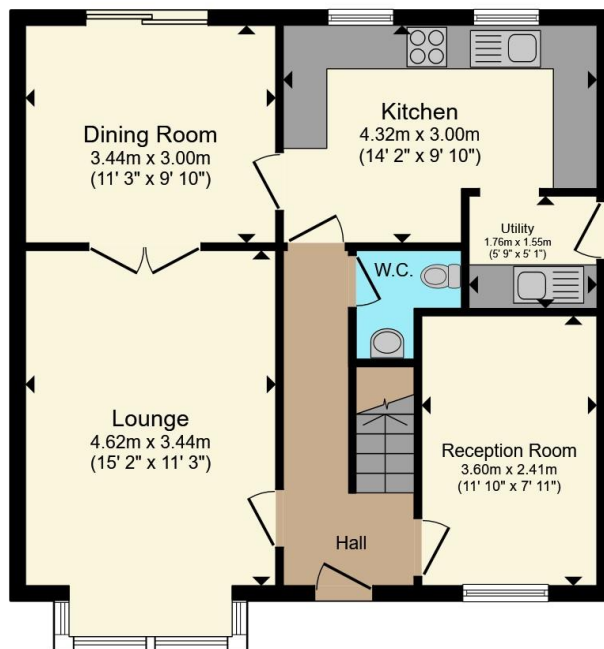
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

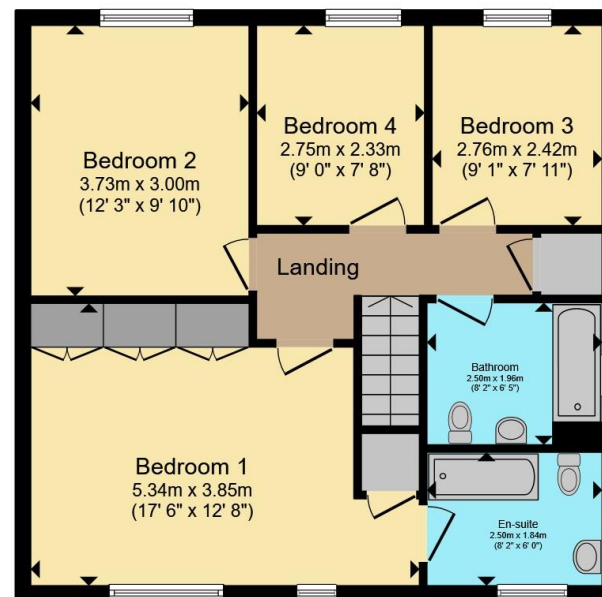








Ground Floor



First Floor

Total floor area 122.8 m² (1,321 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL206084 - 0008

Tenure:Freehold EPC Rating: C Council Tax Band: E

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