

# Robert Ellis

*look no further...*



Grange Avenue,  
Beeston, Nottingham  
NG9 1GJ

**£725,000 Freehold**

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Located on Grange Avenue in Beeston, Nottingham, this delightful semi-detached house offers a perfect blend of character and modern living. With five spacious bedrooms, this property is ideal for families seeking both comfort and style. The home boasts three inviting reception rooms, providing ample space for relaxation, entertaining, or family gatherings.

As you step inside, you will be greeted by original period features that add a touch of elegance and history to the property. These charming details are beautifully complemented by modern infusions, creating a harmonious balance between the old and the new. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze.

Outside, the property offers parking, a valuable asset in this desirable area. The surrounding neighbourhood is known for its friendly community and convenient access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

This home is not just a place to live; it is a sanctuary that reflects both character and contemporary living. If you are searching for a property that combines charm with practicality, this semi-detached house on Grange Avenue is certainly worth considering.



#### Porch

Double doors to the porch with door to the Entrance hall

#### Entrance Hall

Oak Herringbone flooring, radiator, stairs to the first floor, useful understairs storage space, doors to kitchen diner, sitting room and lounge.

#### Lounge

12'10" x 12'7" (3.92m x 3.85m)

With a Victorian feature fireplace, original cornice, radiator, sash box bay window to the front, window to the side.

#### Sitting Room

12'9" x 12'5" (3.9m x 3.8m)

Victorian feature fireplace, radiator, original cornice, sash window to the rear and French windows to the side.

#### Kitchen Diner

20'8" x 11'1" (6.3m x 3.4m)

A recently fitted kitchen diner with a range of modern wall, base and drawer units, quartz work surfaces, sink with mixer tap, LVT flooring, integrated Neff double oven, integrated fridge freezer, integrated dishwasher, breakfast bar, two radiators, two UPVC double glazed sash windows to the side, pendant and spotlights, door to the side garden and door to the utility room.

#### Utility Room

7'10" reducing to 4'11" x 6'6" (2.4m reducing to 1.5m x 2m)

Fitted with drawer units, double sink with mixer tap, space for a fridge freezer, plumbing for a washing machine and tumble dryer, tiled flooring, window to the side, and door to the WC.

#### WC

Fitted with a low level WC, tiled flooring, and radiator.

#### First Floor Landing

Stairs to the second floor, and doors to the family bathroom and 4 bedrooms

#### Bedroom One

12'10" x 12'6" (3.92m x 3.83m)

A carpeted double bedroom with fitted wardrobes, sash window to the front and radiator.

#### Bedroom Two

12'10" x 12'6" (3.92m x 3.83m)

A carpeted double bedroom with fitted wardrobes, sash window to the rear and radiator.

#### Bedroom Four

11'2" x 9'11" (3.42m x 3.04m)

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

#### Bedroom Five/Office

8'3" x 6'3" (2.53m x 1.91m)

A carpeted bedroom/office space with radiator and sash window to the front.

#### Bathroom

A recently fitted four-piece suite comprising: stand alone roll topped bath, walk in shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashbacks, sash window to the side, spotlights to the ceiling, and extractor fan.

#### Second Floor Landing

Door to bedroom two.

#### Bedroom Two

13'3" x 13'1" (4.06m x 4m)

A carpeted double bedroom with skylight, sash window, radiator, loft hatch and door to the en-suite.

#### En Suite

Incorporating a three piece suite comprising corner shower, wash-hand basin inset to vanity unit, low level WC, tiled flooring, and splashbacks, wall-mounted heated towel rail, roof light, spotlights and extractor fan.

#### Outside

In front of the property you will have a gravelled driveway with a small mature front garden and gated side access leading to the south facing rear garden which includes a patio area with a private lawned garden beyond, with a range of mature trees and well stocked beds and borders.

#### 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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