Robert Ellis

look no further...

Hampden Grove,
Beeston, Nottingham
NG9 1FG

£500,000 Freehold

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A delightful four bedroom, semi detached property full of character and charm within walking distance of Beeston High Street.

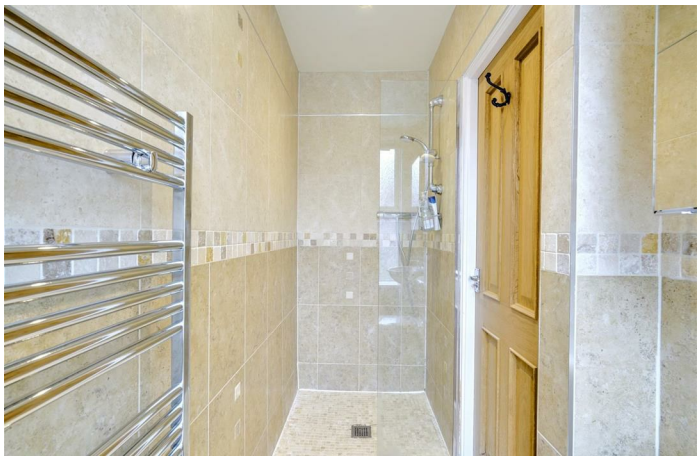
Situated a short distance to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including growing families, young professionals or anyone looking to move to the vibrant town of Beeston.

In breif the internal accommodation comprises; an enatrance hall, living room, open plan kitchen diner, utility room and downstairs WC. Then rising to the first floor are two double bedrooms, the main bedroom with en-suite, a single bedroom and the family bathroom. Then to the top floor is the final double bedroom with another en-suite.

Outside the property to the front is a walled garden with ample off street parking for two cars standing and gated access to the rear. This is primarily lawned and benefits from a south/ south east facing aspect.

Having been a well loved family home, this lovely property is offered to the market with the benefit of gas central heating and is well worthy of an early internal viewing.



Entrance Hall
Hard wood entrance door through to a carpeted entrance hall, with radiator.

Living Room
15'0" x 11'10" (4.58m x 3.61m)
A carpeted reception room, with radiator and double glazed sash windows.

Open Plan Kitchen Diner
20'3" x 13'0" (6.19m x 3.98m)
Dining Area
Reception room with ceramic tiled flooring, fitted wood burning stove and two double glazed windows to the side aspect. Access to the cellar.

Kitchen Area
A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric double oven and fridge freezer and two Velux windows.

Utility Room
8'5" x 8'1" (2.59m x 2.47m)
A range of base units with work surfacing over, and tiled splash backs. Space and fittings for freestanding appliances to include washing machine and dryer, radiator and barn style door to the side passage.

Downstairs WC
Low flush WC and wash hand basin, tiled flooring, radiator and double glazed window to the rear aspect.

First Floor Landing
A carpeted landing space.

Bedroom One
12'5" x 11'8" (3.8m x 3.57m)
A carpeted double bedroom, with radiator, fitted storage cupboard and a window to the front aspect. Access to the en-suite.

En-Suite
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, fully tiled walls, heated towel rail and window to the front aspect.

Bedroom Two
12'5" x 9'7" (3.81m x 2.94m)
A carpeted double bedroom, with radiator and windows to the side and rear aspect.

Bedroom Four
12'5" x 9'7" (3.81m x 2.94m)
A carpeted single bedroom, with radiator, access to the loft hatch and window to the side aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, fitted bath, part tiled walls, heated towel rail and window to the side aspect.

Second Floor Landing
A carpeted landing space.

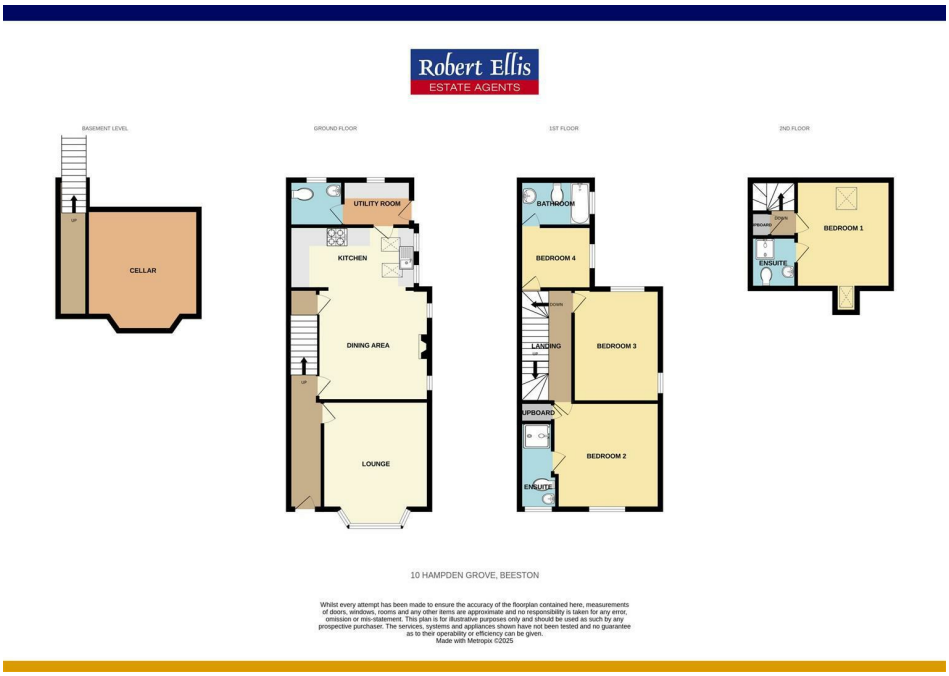
Bedroom Three
11'10" x 10'6" (3.62m x 3.21m)
A carpeted double bedroom, radiator and twin Velux windows to the front and rear aspect. Access to the en-suite.

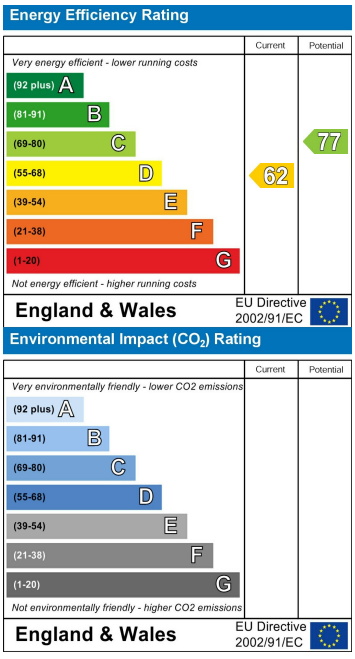
En-Suite
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, part tiled walls and heated towel rail.

Outside
To the front of the property there is a generous drive providing off-road parking, and a walled front with path to the front door, gated side access then leads to the rear. At the rear of the property you find the low maintenance private and enclosed south-east facing garden, which is mainly laid to lawn and features a paved patio seating area, mature shrubs and trees.

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: granted before occupation.
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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