

Thorndyke Close,  
Beeston Rylands, Nottingham  
NG9 1LS

**£295,000 Freehold**



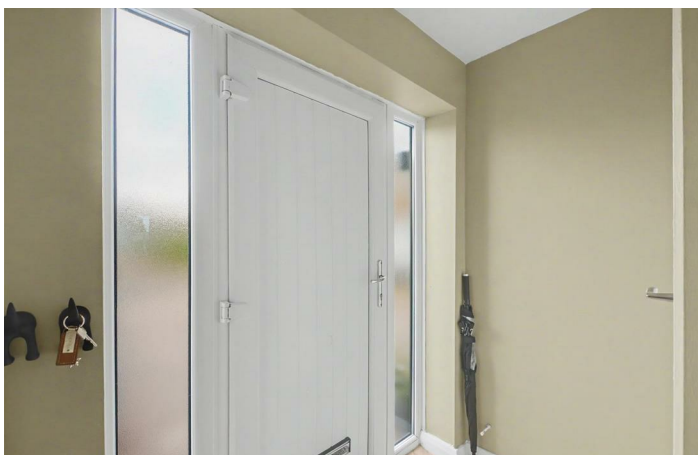
A stylish and well-presented three-bedroom end-terrace house.

Having been upgraded and remodelled by the current vendors, this excellent property now offers an appealing and contemporary interior, with open plan kitchen diner, and principal en-suite bedroom.

In brief the internal accommodation comprises a generous entrance hall, open plan kitchen diner and sitting room to the ground floor, rising to the first floor is the main en-suite bedroom, two further good sized bedrooms and modern bathroom.

Outside the property has a drive to the front providing ample car standing with a large low-maintenance landscaped rear garden.

Tucked away in a small and desirable cul-de-sac and readily accessible for Beeston canal and train station, as well as local shops and schools, this great property will appeal to a variety of potential purchaser.



### Entrance Hall

A composite entrance door with UPVC double glazed flanking windows, radiators, UPVC double glazed window and stairs off to the first floor landing.

### Kitchen Diner

12'4" decreasing to 8'1" x 23'1" (3.78m decreasing to 2.48m x 7.05m )

With a range of modern fitted wall and base units, work surfacing with splashback, single sink and drainer with mixer tap, a Range master cooker with gas hobs, electric ovens below and air filter above, integrated dishwasher, fridge and freezer, plumbing for a washing machine, plinth heater, radiator, inset Bosch microwave, understairs storage cupboard, UPVC double glazed window and patio doors to the rear garden.

### Sitting Room

11'3" x 10'6" (3.44m x 3.22m )

UPVC double glazed window and radiator.

### First Floor Landing

With loft hatch.

### Main Bedroom Suite

14'4" x 8'11" (4.37m x 2.73m )

UPVC double glazed window and radiator.

### En-Suite

With a modern suite in white comprising WC, wash-hand basin inset to vanity unit, shower cubicle with mains control overhead shower and further shower handset, extractor fan, and UPVC double glazed window.

### Bedroom Two

10'7" x 9'2" (3.23m x 2.81m )

UPVC double glazed window, radiator, and recess cupboard housing the boiler.

### Bedroom Three

10'7" x 7'4" (3.24m x 2.26m )

UPVC double glazed window and radiator.

### Bathroom

With modern fittings in white comprising WC, wash-hand basin inset to vanity unit, P-shaped bath with mains

control overhead shower and further shower handset, two UPVC double glazed windows, and extractor fan.

### Outside

To the front the property has drive providing ample car standing, gated access along the side leading to the rear with a power point. To the rear the property has an enclosed and generous garden which is low-maintenance with patio, outside tap, power point, synthetic grass, tree and two timber sheds.

### 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

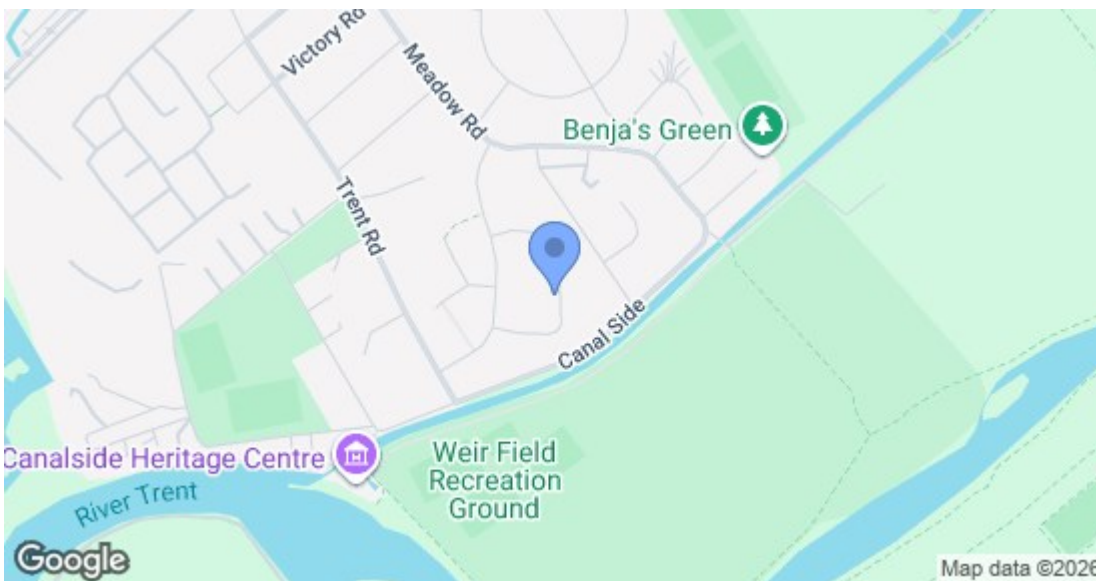
Does the property have spray foam in the loft?: No

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			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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