Robert Ellis

look no further. . .







Wallett Avenue,
Beeston, Nottingham
NG9 2QR

£325,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea



An immaculately presented extended three bedroom semi-detached house.

This fabulous property benefiting from no upward chain has a most impressive open plan kitchen/diner with feature Velux windows, bi-fold doors and a quality fitted kitchen.

In brief, the stylish and modern interior comprises: Entrance hallway, utility space, bathroom, sitting room and extended open plan kitchen/diner to the ground floor. Rising to the first floor are three good sized bedrooms.

Outside the property has a driveway to the front providing ample car standing and to the rear has a generous and enclosed garden with a patio, lawn and borders.

Situated in a convenient and central Beeston location well placed for a wide range of local amenities, this ready to move in property would suit a range of potential purchasers but is considered ideal for a family.





Entrance Porch
A UPVC double glazed entrance door leads to porch with UPVC double glazed window and tiled flooring.

Entrance Hallway
A second door leads to hallway with radiator, tiled flooring, stairs off to first floor landing and a utility area with UPVC double glazed window and plumbing for a washing machine.

Bathroom
With fitments in white comprising WC, wash hand basin inset to vanity unit, freestanding ball and claw foot bath with shower handset, shower cubicle with mains controlled overhead shower and further shower handset, part tiled walls, tiled flooring and inset ceiling spotlights.

Kicthen/Diner
25'4" x 16'4" decreasing to 8'6" (7.73m x 5.0m decreasing to 2.61m)
With a range of quality fitted wall and base units, Quartz worksurfaces with splashbacks, island with Quartz worksurfaces and a socket stack, induction hob with down draught extractor, inset electric oven and combination oven/microwave, inset single sink with mixer tap and drainer grooves, integrated fridge and freezer, ceramic tiled flooring with underfloor heating, three feature Velux windows and aluminium bi-fold doors.

Sitting Room
14'3" decreasing to 11'6" x 12'6" (4.36m decreasing to 3.51m x 3.82m)
With UPVC double glazed window, radiator, inset ceiling spotlights, solid fuel burner mounted upon a tiled hearth with rustic surround and inset timber mantle.

First Floor Landing
With loft hatch with retractable ladders leading to the loft space and store cupboard housing the Worcester boiler.

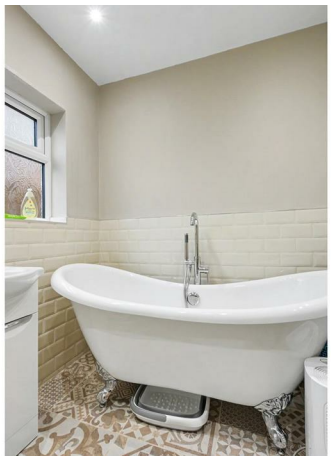
Bedroom One
12'9" x 12'7" (3.90m x 3.84m)
With UPVC double glazed windows to both front and rear, inset ceiling spotlights and radiator.

Bedroom Two
11'9" x 7'6" (3.60m x 2.30m)
With UPVC double glazed window and radiator.

Bedroom Three
9'4" x 6'9" (2.86m x 2.07m)
With UPVC double glazed window and radiator.

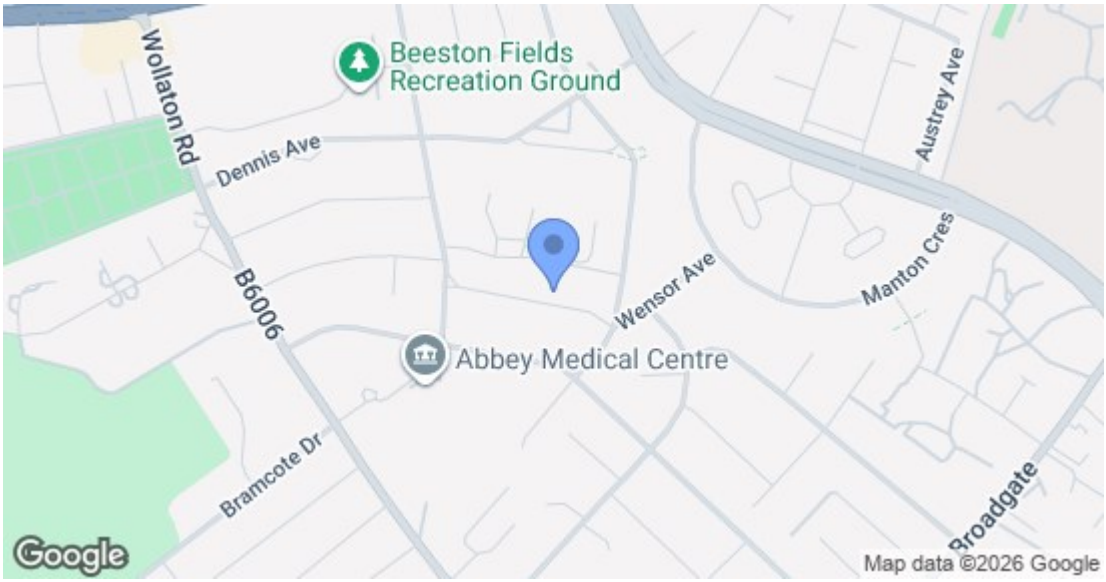
Outside
To the front the property has a walled boundary and a driveway providing ample car standing with gated access to the rear. To the rear the property has a patio with outside tap and power point, a lawned garden with a shrub border, greenhouse and timber shed.

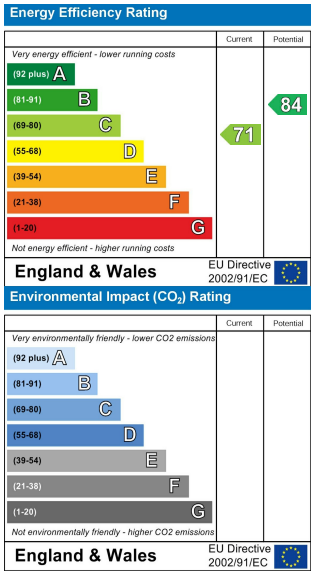












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888