



Alderman Close, Nottingham, NG9 2RH
Guide Price £350,000-£375,000 Freehold

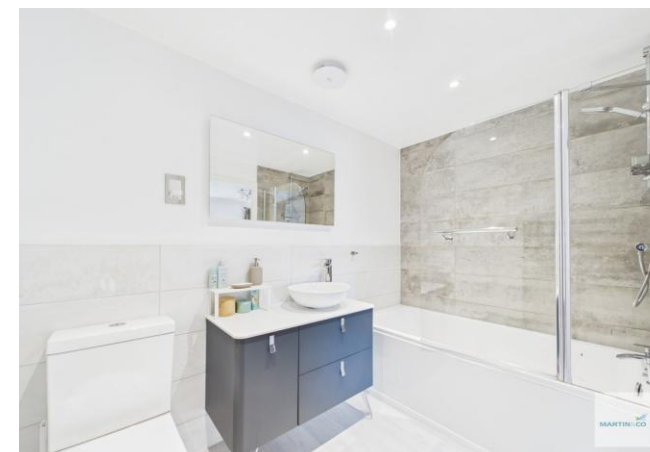
Alderman Close, Beeston, Nottingham

4 Bedrooms, 3 Bathroom

Guide Price £350,000 -£375,000

- Spacious, Four Bedroom Semi-Detached House
- Versatile Living - Arranged Over Three Floors
- Lounge With Juliet Balcony
- Refitted Breakfast Kitchen
- Master Bedroom With Fitted Wardrobes & Refitted En-Suite
- Landscaped Rear Garden
- Driveway & Single Garage
- Cul-De-Sac Setting
- Close To Beeston Centre

Boasting a deceptively spacious interior, this well presented four double bedroom semi-detached house is arranged over three floors and offers versatile accommodation with a contemporary finish all positioned in an excellent cul-de-sac location close to Beeston Town Centre. To the ground floor the large hallway provides access to bedroom three, a Jack & Jill style en-suite shower room, bedroom four and the utility room. To the first floor a generously sized lounge/diner features a Juliet Balcony and there is a high quality refitted breakfast kitchen. To the second floor the well proportioned master bedroom has fitted wardrobes and a beautifully refitted en-suite bathroom alongside a further double bedroom with en-suite. Externally, the property offers a two tier, landscaped rear garden and there is a driveway and detached single garage. Early viewing is strongly recommended.



HALLWAY 20' 11" x 6' 2" (6.38m x 1.88m) Accessed via an external door with wooden effect flooring, wall mounted radiator, two storage cupboards and two ceiling lights.

BEDROOM THREE 12' x 9' 9" (3.66m x 2.97m) With wood effect flooring, uPVC double glazed window to the front elevation, fitted wardrobe, wall mounted radiator and ceiling light.

JACK & JILL EN-SUITE Accessed from both bedroom three and the hallway there is a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator and ceiling light.

BEDROOM FOUR 11' 2" x 9' 2" (3.4m x 2.79m) With fitted carpet, uPVC double glazed French Doors to the rear garden, wall mounted radiator and ceiling light.

UTILITY ROOM 7' 5" x 6' 6" (2.26m x 1.98m) With a range of high and low level units with a rolled edge worktop over incorporating a sink and drainer, splash back tiling, washing machine plumbing and dryer point, vinyl flooring, external door to the rear garden, wall mounted radiator and fitted ceiling spotlight.

FIRST FLOOR LANDING With fitted carpet, uPVC double glazed window to the side elevation, wall mounted radiator and ceiling light.

LOUNGE/DINER 17' 3" x 16' 3" (5.26m x 4.95m) With wood effect flooring, uPVC double glazed window and Juliet balcony to the front elevation, two wall mounted radiators and three ceiling lights.

BREAKFAST KITCHEN 16' 3" x 7' 9" (4.95m x 2.36m) With a range of high and low level units with a worktop over incorporating a one and half bowl stainless steel sink, splash back tiling, integrated electric twin oven, inset gas hob with extractor hood over, dishwasher plumbing, tiled flooring, wall mounted radiator, two

uPVC double glazed windows to the rear elevation and two ceiling lights.

SECOND FLOOR LANDING With fitted carpet, over stairs storage cupboard, wall mounted radiator, loft hatch and ceiling light.

MASTER BEDROOM 14' 5" x 11' 5" (4.39m x 3.48m) With fitted carpet, a range of fitted wardrobes, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

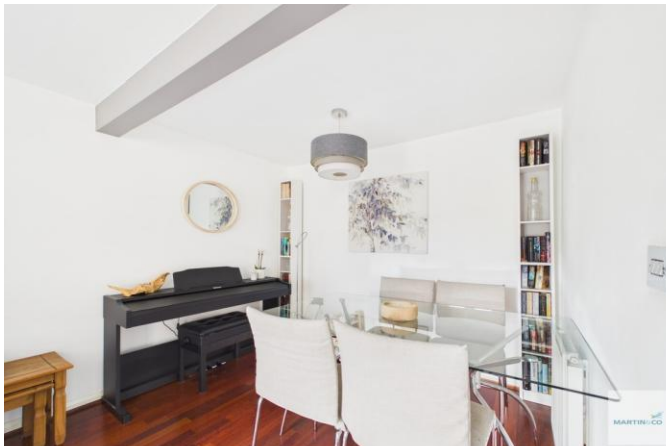
EN-SUITE The refitted en-suite bathroom comprises of a panel bath with a mains fed mixer bar shower over, vanity wash hand basin, low flush w.c., wood effect flooring, anthracite heated towel rail, part wall tiling and fitted ceiling spotlights.

BEDROOM TWO 12' x 11' 3" (3.66m x 3.43m) With fitted carpet, uPVC double glazed window to the rear elevation, fitted wardrobe, wall mounted radiator and ceiling light.



EN-SUITE With a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property enjoys an enclosed, two tier rear garden which is laid to lawn with a paved patio area, raised decking area, a range of mature shrubs and plants, wall and fence boundary and secure gate access. To the side of the property is a driveway leading to a single garage with up and over door.







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