



Rose Grove, Beeston, NG9 1PB
Offers Over £450,000 Freehold


MARTIN&CO

Rose Grove, Beeston

4 Bedrooms, 2 Bathroom

Offers Over £450,000

- Individually Designed Four Bedroom Detached House
- Deceptively Spacious Interior
- Well Proportioned Plot - Over 1/10th Acre
- Dining Area With Bi-Folding Doors
- Dual Aspect Large Living Room
- Master Bedroom With En-Suite & Fitted Wardrobes
- Refitted Shower Room

Affording a deceptively spacious interior this individually designed four bedroom detached home is well presented throughout and situated on an ample plot - over 1/10th of an acre - and is situated in this popular residential location within easy reach of Beeston Town Centre and Beeston Train Station. Upon entering the property you are welcomed by a spacious entrance hall with floor to ceiling windows which in turn provides access to the generously sized dual aspect living room leading to the dining area with bi-folding doors to the rear garden. Also to the ground floor is the fitted kitchen and bedroom four which could easily work as a study or playroom. To the first floor there master bedroom benefits from fitted wardrobes and en-suite shower room and stands alongside two further double bedrooms and a refitted shower room. Externally, the house offers a beautifully established and enclosed rear garden with outhouses alongside a front garden which also has off road parking and leads to a detached single garage. Early viewing is strongly recommended.



ENTRANCE HALL 13' 4" x 13' 3" (4.06m x 4.04m)
Accessed via an external door with parquet flooring, floor to ceiling window to the front elevation, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and three ceiling lights.

LIVING ROOM 22' 2" x 14' (6.76m x 4.27m) With fitted carpet, dual aspect uPVC double glazed windows to the front and rear elevations, recessed fire, two wall mounted radiators and two ceiling lights and ceiling spotlights.

DINING ROOM 15' x 8' 6" (4.57m x 2.59m) With oak wood flooring, bi-folding doors to the rear garden, wall mounted radiator, ceiling light and ceiling spotlight.

KITCHEN 12' 9" x 11' 11" (3.89m x 3.63m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splashback tiling, integrated electric twin oven, inset gas hob with extractor hood over, washing machine and dishwasher

plumbing, tiled flooring, uPVC double glazed window to the rear elevation, vertical wall mounted radiator, external uPVC door to the rear garden and two ceiling lights.

BEDROOM FOUR 12' 1" x 9' (3.68m x 2.74m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 15' 3" x 12' 5" (4.65m x 3.78m) With fitted carpet, uPVC double glazed window to the side elevation, fitted wardrobes with sliding doors, two storage cupboards, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a corner shower enclosure with a mains fed mixer bar shower with riser and twin shower head, low flush w.c., vanity wash hand basin, opaque uPVC double glazed window to the side elevation, floor and wall tiling, heated towel rail and

fitted ceiling spotlights.

BEDROOM TWO 14' 6" x 12' 1" (4.42m x 3.68m) With fitted carpet, uPVC double glazed window to the side elevation, storage cupboard, eaves storage, wall mounted radiator and ceiling light.

BEDROOM THREE 13' 5" x 8' (4.09m x 2.44m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

SHOWER ROOM Comprising of a double wide walk in shower enclosure with a mains fed mixer bar shower, low flush w.c., vanity wash hand basin, chrome heated towel rail, wall tiling, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

EXTERNAL The property stands on an excellent plot, approx 0.13 acres in size and features an enclosed rear garden which offers a private oasis and is laid to lawn with an array of mature plants, shrubs and trees



alongside a raised decking area, gravel area, outhouses and a wall, hedge and fenced boundary and secure gate access. To the front there is a laid to lawn garden with a variety of mature shrubs and trees alongside a gravelled driveway providing off road parking and leading to a detached single garage.







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