Robert Ellis

look no further...

Robinet Road,
Beeston, Nottingham
NG9 1GP

£310,000 Freehold

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A beautifully presented, traditional three-bedroom semi-detached house with a stylish and contemporary interior.

This excellent property offers ready to move into accommodation, with an open plan kitchen diner to the rear with bi-fold doors to the garden, a garden pod making an excellent office, the property has also been recently re-roofed and benefits from new fascia's and soffits.

In brief the bright and appealing interior comprises entrance hallway, sitting room and open plan kitchen diner, rising to the first floor are three bedrooms and a modern bathroom.

Outside the property has a drive to the front and an established shrub border and to the rear there is an enclosed garden with patio, lawn and garden pod.

Occupying a sought-after and particularly convenient central Beeston location within easy walking distance of the town and well placed for excellent transport links and further amenities, this property is available to the market with the benefit of chain free vacant possession and is well worthy of viewing.

Entrance Hall
UPVC double glazed entrance door, radiator, tiled flooring, understairs cupboard with UPVC double glazed window and further utility cupboard with plumbing for the washing machine.

Sitting Room
14'4" x 12'7" (4.38m x 3.85m)
UPVC double glazed bay window to the front with fitted shutters, radiator and oak flooring.

Kitchen Diner
18'11" x 11'6" (5.79m x 3.51m)
With a range of good quality modern fitted wall, base and drawer units, oak work surfacing with splashback, induction hob with extractor above, inset electric oven, single and drainer with mixer tap, integrated fridge and freezer and dishwasher, a concealed Heatline boiler, UPVC double glazed window, oak flooring and aluminium bi-fold double glazed doors leading to the rear garden.

First Floor Landing
UPVC double glazed window, loft-hatch and meter cupboard.

Bedroom One
12'0" x 11'10" (3.66m x 3.62m)
UPVC double glazed window with shutters, radiator and wardrobe.

Bedroom Two
10'10" x 10'1" (3.31m x 3.08m)
UPVC double glazed window with shutters, radiator and wardrobes.

Bedroom Three
8'4" x 7'11" (2.55m x 2.43m)
UPVC double glazed window and radiator.

Bathroom
Fitted with a WC, pedestal wash-hand basin with illuminated mirror above, bath with over head shower and further handset, part tiled walls, wall-mounted heated towel rail, UPVC double glazed window, tiled flooring with underfloor heating and extractor fan.

Outside
To the front the property has a block paved drive with room for car standing, a raised border with shrubs. Gated access leads to the enclosed rear garden which comprises patio, lawn, borders with shrubs, a timber shed and garden pod.

Garden Pod/Home Office
12'5" x 5'11" (3.80m x 1.81m)
UPVC double glazed patio doors ands window, light and power.

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ESTATE AGENTS

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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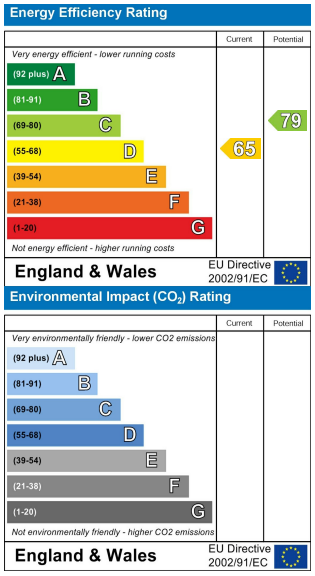

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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