Robert Ellis

look no further...

Robinet Road,
Beeston, Nottingham
NG9 1GP

£250,000 Freehold

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Located on Robinet Road in Beeston, Nottingham, this delightful terraced house offers a perfect blend of comfort and modern living. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The open plan kitchen diner is a standout feature, creating a warm and welcoming atmosphere for family meals and social gatherings.

The house boasts two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living space. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the unique highlights of this property is the office situated in the back garden. This versatile space is perfect for those who work from home or require a quiet area for study and creativity, allowing for a productive environment away from the main living areas.

The location in Beeston is highly desirable, offering a friendly community feel while being close to local amenities, parks, and excellent transport links. This property is an excellent opportunity for anyone looking to settle in a vibrant area with a lovely home that combines practicality with charm. Don't miss the chance to make this delightful house your new home.

Entrance Hall
With a composite entrance door, radiator, stairs to the first floor and door to the lounge.

Lounge
12'11" x 10'11" (3.94m x 3.35m)
Laminate flooring, UPVC double glazed bay window to the front, radiator, open decorative fire place, and a door to the kitchen diner.

Kitchen Diner
15'11" x 9'1" (4.87m x 2.77m)
Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, tiled splashbacks, plumbing for a washing machine, integrated dishwasher, space for a American style fridge freezer, radiator, large under stairs storage space, two UPVC double glazed windows to the rear, and a composite door to the rear.

First Floor Landing
With loft hatch and doors leading to the bathroom and two bedrooms.

Bedroom One
15'11" reducing to 11'10" x 11'0" (4.87m reducing to 3.63m x 3.37m)
A carpeted double bedroom with built-in wardrobe, UPVC double glazed window to the front and radiator.

Bedroom Two
9'9" x 9'2" (2.98m x 2.8m)
A carpeted double bedroom with UPVC double glazed window to the rear, fitted wardrobes and drawers, and radiator.

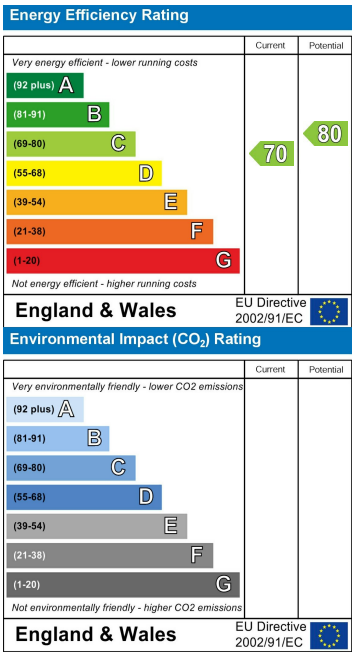
Bathroom
Incorporating a three-piece suite comprising: panelled bath with mains control shower over, wall mounted wash-hand basin, WC, tiled splashbacks, heated towel rail, UPVC double glazed window to the rear, extractor fan and spotlights to ceiling.

Outside
The property benefits from a low maintenance gravelled frontage with a picket fence boundary and side access leading the generous garden which includes a concrete patio, a grey slate chipping area overlooking the lawn beyond, a paved patio and garden office to the rear and fence boundaries.

Garden Office
9'0" x 7'5" (2.76m x 2.28m)
A versatile room constructed in 2020, with French doors, double glazed windows to the front and side, light and power.

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.



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