Robert Ellis

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Beeston Fields Drive,
Beeston, Nottingham
NG9 3DB

£799,000 Freehold

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A fabulous 1930's built individual three-bedroom detached house with an extension to the rear.

Retaining a wealth of original character and charm that has been seamlessly blended with good quality contemporary fixtures and fittings, this excellent house offers a charming and versatile interior that will doubtless be of appeal to a range of potential purchaser.

In brief the generous interior comprises entrance hall, WC, utility, kitchen, open plan dining sitting area and lounge, rising to the first floor are three-good sized bedrooms and a bathroom.

Outside the property sits in a large plot with an in-out drive to the front and a garage that has been converted into an artist studio/work shop. To the side and rear the property has a mature and well landscaped private garden with various seating areas, trees and established borders.

Occupying Beeston's premier location within Beeston Fields tucked away in a small cul-de-sac, the property offers further potential for extension and remodelling subject to the necessary consents and is considered a rare and enticing opportunity.





A canopy porch with tiled flooring, fitted seating area, and wooden door with colour leaded glass leads to entrance hall.

Entrance Hall
Radiator, useful understairs cupboard, stairs off to first floor landing.

Downstairs WC
Fitted with a WC, wall mounted wash-hand basin with tiled splashback, feature window, and radiator.

Utility
8'1" x 6'4" (2.48m x 1.94m)
Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, plumbing for a washing machine, space for a dryer, concealed Viessmann boiler, wooden double glazed window, radiator, integrated fridge and tiled flooring with electric underfloor heating.

Kitchen
10'11" x 9'10" (3.33m x 3.01m)
With an extensive range of fitted quality wall and base units, work surfacing with tiled splashbacks, inset gas hob with air filter above, inset electric oven and grill, single sink and drainer with mixer tap, integrated fridge and freezer and dishwasher, drinks fridge, retractable ironing board, wooden window and radiator.

Dining Room
22'10" x 9'3" (6.98m x 2.83m)
Wooden double glazed windows providing a view over the garden, and underfloor heating, wooden door to the exterior.

Sitting Room
14'6" x 10'11" (4.44m x 3.33m)
Wooden window, two radiators, inset fuel-effect gas fire, and bi-fold doors leading through to the lounge.

Lounge
15'9" x 10'11" (4.82m x 3.35m)
Radiator, colour leaded window, electric fuel-effect inset fire.

First Floor Landing
With feature colour leaded window, loft-hatch with retractable ladder leading to the fully insulted and board attic space with lighting, storage cupboard and airing cupboard housing the hot water cylinder.

Bedroom One
15'10" x 10'11" (4.84m x 3.34m)
Leaded bay window, further leaded window to the side and radiator.

Bedroom Two
14'7" x 11'5" (4.45m x 3.48m)
Wooden window to the rear, wooden window to the side, fitted wardrobes, bedroom furniture and radiator.

Bedroom Three
10'10" x 9'11" (3.32m x 3.04m)
Wooden window and radiator.

Bathroom
With modern fitments in white comprising WC, pedestal wash-hand basin, bath, double shower cubicle with mains control shower over, part-wood clad walls, tiled flooring, two wall-mounted heated towel rails, extractor fan, and wooden window.

Outside
The property is approached via an in-out drive providing ample car standing with the garage beyond that has been converted into an artist studio/workshop. The property is afforded privacy from the front with mature shrubs and trees. The property has access on both sides to the rear, where there is a manicured mature garden with various seating areas, and patio's, two timber sheds, outside taps, lawned area, various well stocked and borders, and a wonderful range of mature trees and shrubs.

Studio/Workshop
14'6" x 8'2" (4.44m x 2.51m)
UPVC double glazed window, tiled flooring, fitted shelving, desk and underfloor heating.



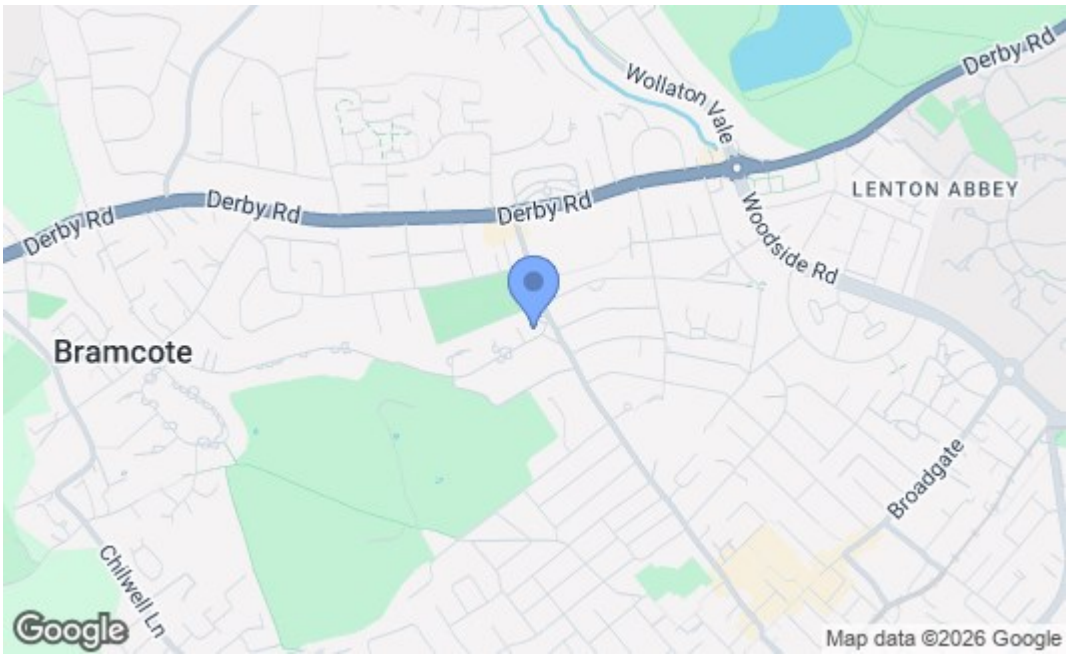


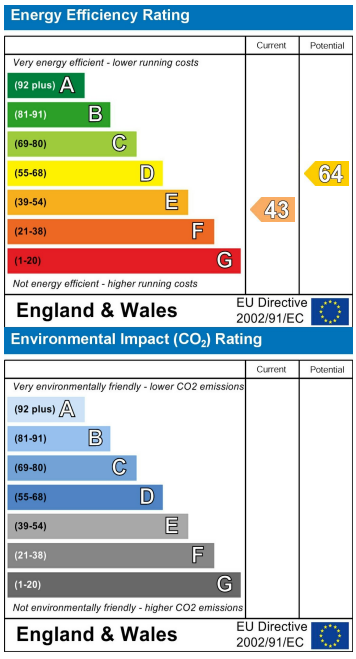












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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