



Kedleston Close,
Beeston, Nottingham
NG9 5ER

£300,000 Freehold



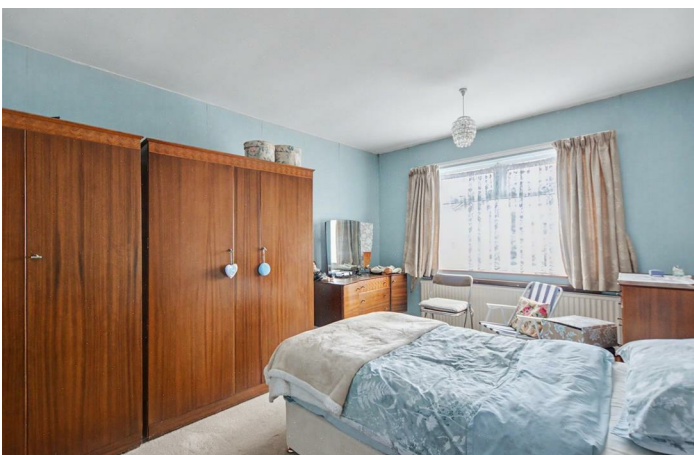
A spacious two bedroom detached bungalow with a garage.

Situated in this quiet and peaceful cul-de-sac location, readily accessible for a range of local shops and amenities including schools, transport links, Beeston town centre and the A52 and M1, this fantastic property is considered an ideal opportunity for a range of potential purchasers.

In brief the internal accommodation comprises entrance hall, lounge, kitchen diner, conservatory, two double bedrooms, bathroom and a garage.

Outside the property benefits from a paved front garden with a range of stocked beds and borders, concrete driveway offering ample car standing and gated side access leading to the private, enclosed rear garden which includes a block paved patio overlooking the paved patio beyond, a range of mature plants and shrubs, stocked beds and borders and fenced boundaries.

Offered to the market with the benefit of chain free vacant possession, an early internal viewing comes highly recommended.



Entrance Hall

UPVC double glazed front door with flanking window, radiator, loft hatch and doors to the two bedrooms, lounge and bathroom.

Lounge

17'0" x 10'11" approx (5.2m x 3.34m approx)

Carpeted reception room with gas fire, UPVC double glazed sliding doors to the conservatory and door to the kitchen diner.

Kitchen Diner

19'0" x 7'7" approx (5.8m x 2.33m approx)

With a range of wall, base and drawer units, work surfaces, 1½ bowl sink with drainer and mixer tap, space for a cooker, space for a fridge freezer, tiled splashbacks, two radiators, UPVC double glazed windows to the rear and side and UPVC double glazed door to the garage.

Conservatory

9'10" x 8'3" approx (3m x 2.52m approx)

Tiled flooring, UPVC double glazed windows to the side and UPVC double glazed sliding doors with flanking windows to the rear.

Bedroom 1

12'11" x 10'5" approx (3.95m x 3.18m approx)

Carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom 2

9'10" x 8'2" approx (3m x 2.5m approx)

Carpeted bedroom with built-in wardrobe, UPVC double glazed window to the side and radiator.

Bathroom

Incorporating a three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiled splashbacks, UPVC double glazed window to the side and airing cupboard housing the hot water cylinder.

Outside

To the front of the property you will find a primarily paved garden with stocked beds and borders and a concrete

driveway offering ample car standing and gated side access leading to the private and enclosed rear garden which includes a block paved patio with a paved patio beyond, stocked beds and borders and a range of mature plants and shrubs and fenced boundaries.

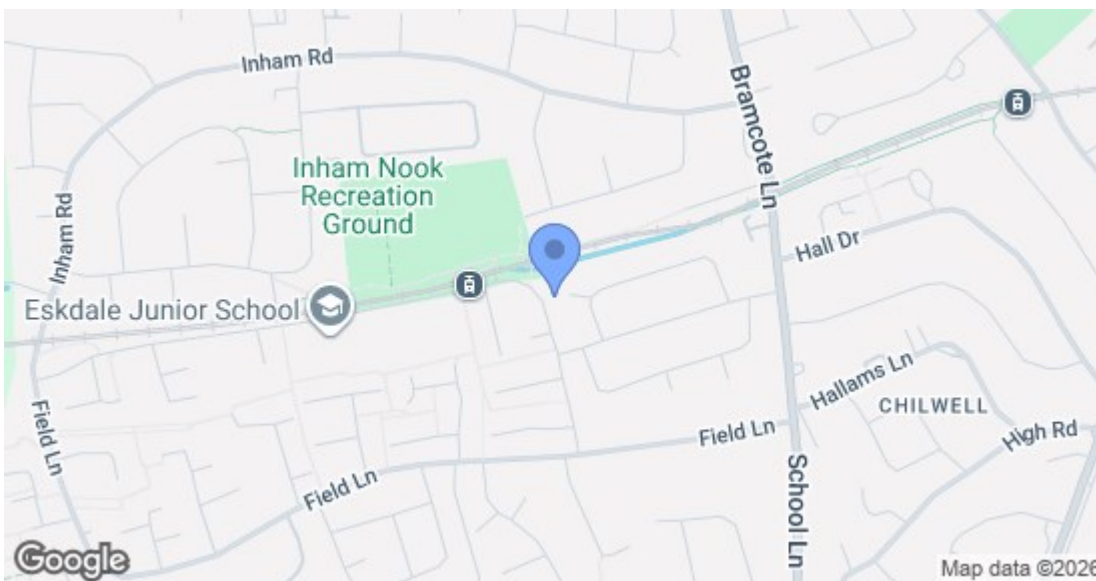
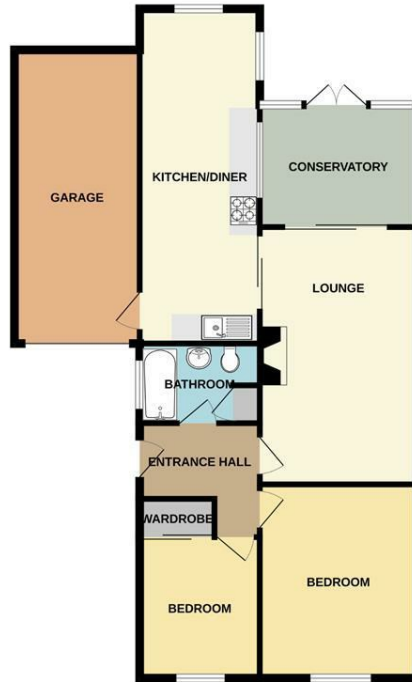
Garage

20'2" x 8'7" approx (6.15m x 2.64m approx)

Double doors to the front, plumbing for a washing machine, light and power points.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	73
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.