



Abingdon Gardens,  
Beeston, Nottingham  
NG9 5BJ

**Offers Over  
£500,000 Freehold**



A substantial and well presented four bedroom detached house.

Tucked away in a peaceful and private cul-de-sac location, this excellent 1960's built detached house is offered to the market for the first time in over 40 years and is considered an excellent opportunity.

In brief the well appointed and versatile internal accommodation comprises entrance porch, entrance hall, w.c., breakfast kitchen, dining room and through lounge. Rising to the first floor are four good size bedrooms, one of which has an ensuite and a generous family bathroom.

Outside the property has a drive to the front providing car standing with the garage beyond, mature and well stocked primary lawned gardens to both the front and rear.

Ideally situated for a wide range of local amenities including local schools, shops, parks and excellent transport links including the NET tram, this great house will suit a variety of potential purchaser but is considered ideal for a family looking for larger accommodation.



## Porch

UPVC double glazed entrance door, tiled floor, UPVC double glazed windows and second UPVC double glazed coloured leaded door to:

## Hallway

Fitted cloaks cupboard, further storage cupboard, radiator, stairs off to the first floor landing.

## w.c.

With w.c., wall mounted wash hand basin with tiled splashback, radiator, extractor fan, tiled floor, UPVC double glazed window.

## Breakfast Kitchen

15'0" x 9'10" approx (4.59m x 3.02m approx)

With an extensive range of fitted wall and base units, granite work surfacing with tiled splashback, 1½ bowl sink with mixer tap, inset gas hob with extractor above, inset electric oven and grill and integrated dishwasher, tiled floor, UPVC double glazed window and UPVC double glazed door to the exterior, radiator, pantry cupboard with shelving, wooden window and plumbing for a washing machine.

## Dining Room

15'1" x 8'4" approx (4.60m x 2.56m approx)

UPVC double glazed window and radiator.

## Sitting Room

20'4" x 11'8" approx (6.22m x 3.58m approx)

UPVC double glazed window to the front, two radiators, double glazed patio door to the rear and a fuel effect gas fire with Adam style surround.

## First Floor Landing

UPVC double glazed window, radiator and loft hatch with retractable ladder to the loft space.

## Bedroom 1

11'8" x 11'8" approx (3.57m x 3.58m approx)

UPVC double glazed window, radiator and fitted wardrobe.

## Bedroom 2

11'1" x 10'11" approx (3.39m x 3.33m approx)

Two UPVC double glazed windows, radiator, fitted wardrobes and bedroom furniture.

## En-Suite

With fittings in which comprising w.c. inset to vanity unit, wall mounted wash hand basin inset to vanity unit with

shaver point and light above, shower cubicle with electric shower over, part tiled walls, tiled floor, UPVC double glazed window, extractor fan and radiator.

## Bedroom 3

11'3" x 9'10" max approx (3.45m x 3.02m max approx)

UPVC double glazed window and radiator.

## Bedroom 4

11'8" x 8'11" approx (3.56m x 2.72m approx)

UPVC double glazed window and radiator.

## Bathroom

11'11" x 8'5" max approx (3.65m x 2.58m max approx)

With a five piece suite comprising w.c., bidet, wash hand basin inset to vanity unit with marble top and illuminated mirror, Jacuzzi style bath, double shower cubicle with mains control shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, UPVC double glazed window, extractor fan, airing cupboard housing the hot water cylinder with slatted shelves above.

## Outside

At the front of the property there is a walled boundary and a drive providing car standing with the garage beyond. The property has an established front garden which is primarily lawned with shrubs and tree. To the side of the garage is gated access to the rear garden.

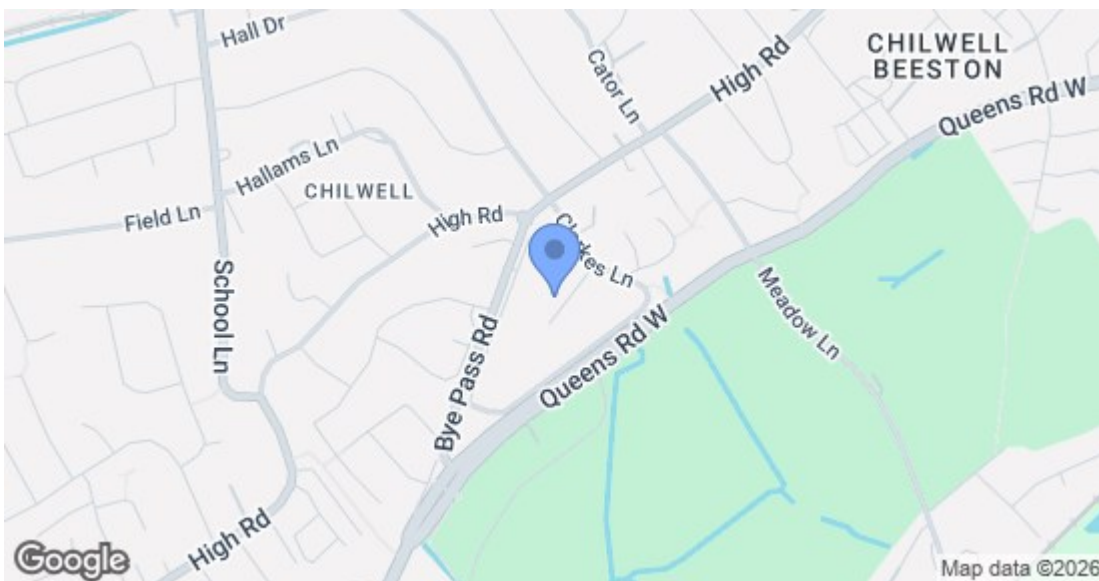
To the rear the property has a generous and private garden with patio outside tap, lawn, various well stocked beds and borders with shrubs and tree, a greenhouse and two sheds.

## Garage

21'2" x 7'11" approx (6.46m x 2.42m approx)

Up and over door to the front, wooden window to the side, pedestrian door to the rear, light and power and wall mounted Worcester boiler.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.