



2 Elm Avenue, Beeston

Nottingham

£800,000

2 Elm Avenue

Beeston, Nottingham

NO CHAIN Spacious five-bed detached home on Elm Avenue, Beeston. Three floors, three receptions, large gardens, driveway, utility, great potential.

Prime location near amenities and transport links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Round Hill Primary (5-minute walk) & Alderman White Secondary catchment areas
- Five double bedrooms
- Two WCs plus family bathroom
- No Chain
- Three reception rooms
- Detached family home
- Prestigious Beeston location
- Good sized wraparound garden
- Potential for adding ensuites
- Space, character and potential







Kitchen

14' 5" x 6' 11" (4.39m x 2.11m)

Located at the rear of the property with a door to the garden and double-glazed window providing garden views. Features white shaker-style cabinets, dark worktops, and colourful yellow and blue square tile splashback. Fitted with integrated gas hob, integrated double electric oven, and extractor over the hob. Stainless steel 1.5 sink with mixer tap. Vinyl flooring throughout with plenty of drawers and cupboards at both counter and wall-mounted levels. Space for a freestanding dishwasher and large American-style fridge freezer in the fireplace reveal.

Breakfast Room

11' 5" x 10' 0" (3.48m x 3.04m)

Immediately adjacent to the kitchen, divided by a disused chimney breast. The two rooms flow openly into each other (no door between them, just an open gap). Features a bay window, space for a dining table, and built-in storage in the fireplace alcove. Same vinyl flooring as the kitchen. Accessed from the main entrance hallway. The previous owners considered combining this room with the kitchen to create one large open-plan kitchen diner, something worth exploring on a viewing.

Dining Room

14' 7" x 14' 0" (4.45m x 4.26m)

Previously used as the "piano room", this is the second of three reception rooms and larger than average. Features wooden flooring, a fireplace, and a bay window looking out to the front of the property. Ceiling and wall lights, with a chandelier currently in place. Accessed from the main entrance hallway.





Gross Internal Floor Area : 184.56 m² ... 1986.58 ft²

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



Living Room

16' 5" x 13' 0" (5.00m x 3.96m)

A larger-than-average living room carpeted with an antique-rose coloured carpet. Features intricate mouldings to the ceiling, a wood-burning stove, and neutral wall colours. A bay window faces the front of the property, while UPVC patio doors (installed relatively recently) provide practical access to the garden during the summer months and bring light into the room year-round.

Bedroom 1

16' 6" x 13' 1" (5.02m x 3.99m)

A large double room on the first floor with dual-aspect windows looking to the front and side. The front windows are handmade wooden frames with double glazing. Wooden flooring and neutral décor throughout, with twin ceiling roses for lighting. The size of this room offers real potential to add an ensuite.

Bedroom 2

13' 9" x 12' 2" (4.20m x 3.71m)

The second bedroom is also a large double, positioned at the front of the property across the landing from bedroom one. Handmade wooden-framed windows (double-glazed) overlook the front garden. Features wooden floorboards with sufficient space for a double bed, desk, wardrobe, and chest of drawers. A very impressive second bedroom.

Bedroom 3

14' 9" x 9' 10" (4.49m x 3.00m)

The third double bedroom in the property, situated above the breakfast room with the same bay window configuration providing excellent daylight. Features neutral decoration, wooden floors, and chimney alcoves for wardrobes and furniture that maximise the usable floor space.





Family Bathroom

6' 10" x 7' 10" (2.09m x 2.39m)

A good-sized family bathroom featuring a corner bath, vanity sink unit with white tile splashback, mixer tap, and three storage cupboards plus two drawers. Separate shower and additional built-in storage in the room. Full-height heated towel rail.

Bedroom 4

16' 2" x 10' 11" (4.94m x 3.33m)

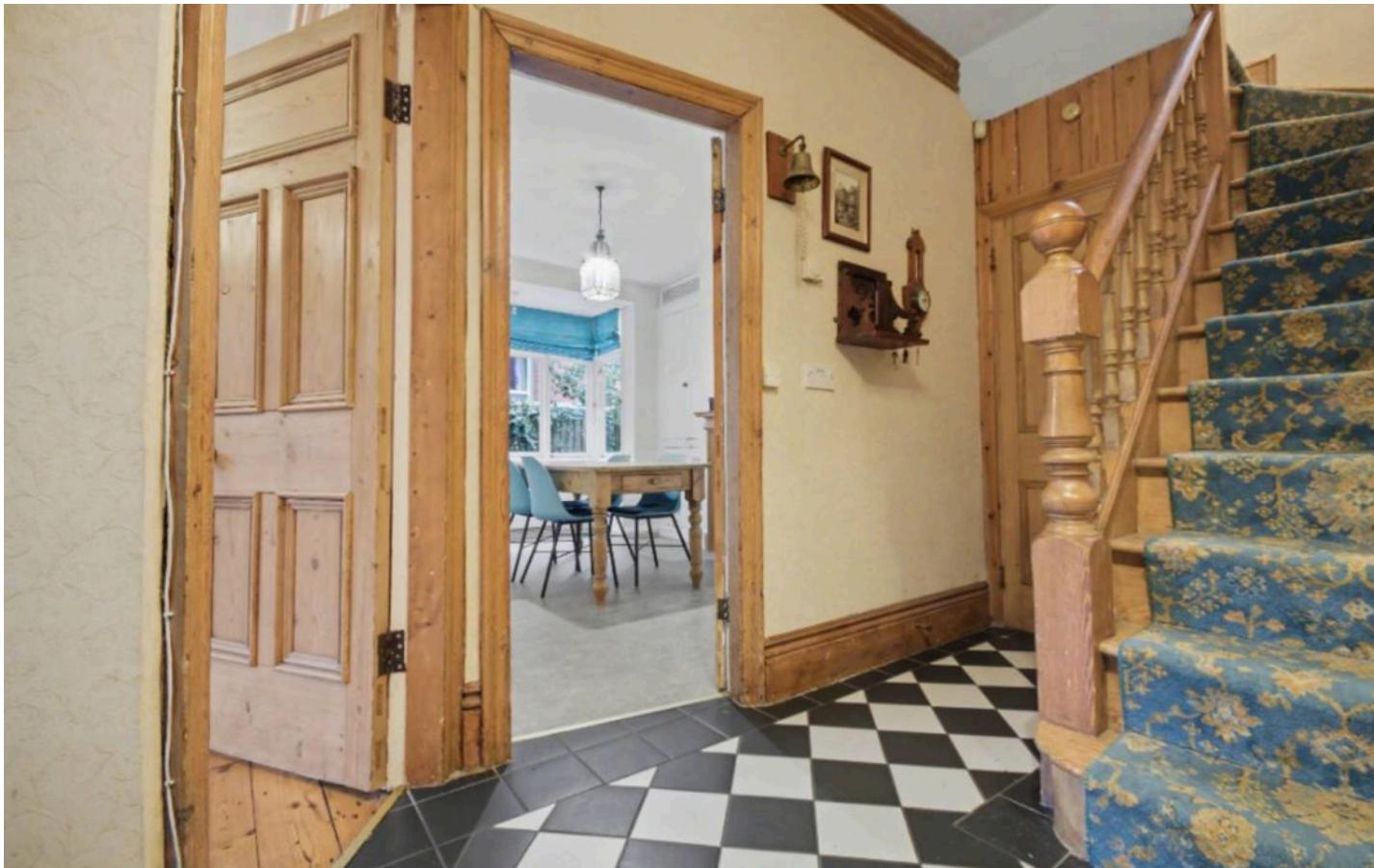
Located on the second floor, is this highly attractive room with exposed beams and wooden floors. A double-glazed, handmade wooden frame window looks out over the front of the property. There's a sink in the room and a convenient storage area at the opposite end, primed for an ensuite conversion. Further loft storage is accessed from this room at floor level (rather than via a ceiling hatch), providing versatile storage. An attractive feature wall with patterned wallpaper complements the rest of the room's décor. This was one of the vendor's favourite rooms.

Bedroom 5

13' 0" x 10' 11" (3.96m x 3.34m)

The second bedroom on the second floor features exposed beams that add character, a double-glazed wooden dormer window overlooking the front of the property, a dark blue feature wall, neutral decor elsewhere, and wooden floors. Accessed from the second-floor landing, which is carpeted and benefits from a Velux window.





Downstairs WC

Situated off the entrance hallway, featuring a sink, toilet, heated towel rail, original wooden window, and additional storage.

First Floor WC

3' 0" x 4' 0" (0.92m x 1.22m)

A separate first-floor toilet, perfect for busy families when the bathroom is occupied. Features toilet, sink, and UPVC window.

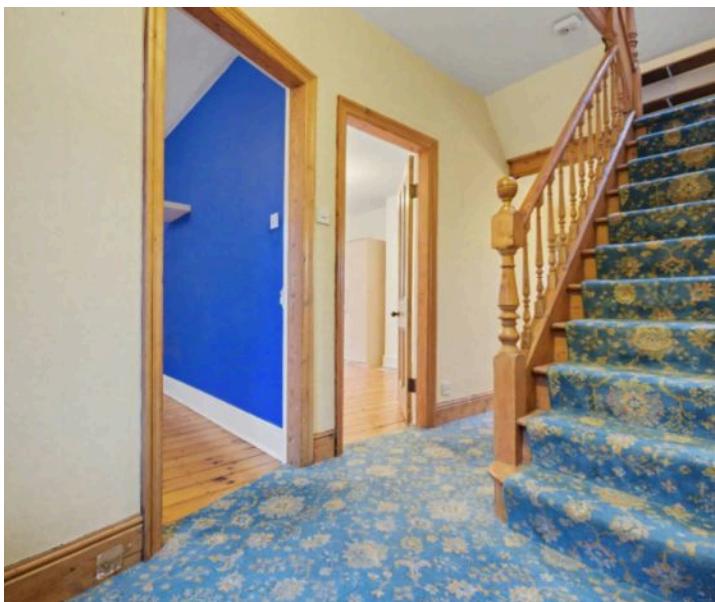
Utility Room

Built into the outhouse, there is space for a washing machine and a tumble dryer. A useful Belfast sink with hot and cold water has also been installed.

Entrance Hallway

13' 1" x 5' 11" (4.00m x 1.80m)

The entrance hallway is tiled with striking chessboard black and white flooring. Features natural wood skirting and architraves, with a wooden staircase leading to the first floor. Provides access to three reception rooms and the ground floor WC.





Argyle Property Associates

178a High Road, Chilwell - NG9 5BB

0115 990 2594

hello@argyleproperty.co.uk

www.argyleproperty.co.uk/