



*** LOCATION, LOCATION, LOCATION! *** This 3 bedroom semi detached house in the popular Beechdale area of Nottingham is within walking distance from a range of shops & amenities including Harvey Hadden Sports Village. Being well served by bus and having excellent road links just outside the city centre, this would suit professionals and first time buyers alike. The accommodation in brief comprises: entrance hall, lounge, breakfast kitchen fitted with modern high gloss units, separate utility room and a ground floor shower room fitted with a contemporary white suite. On the first floor, the landing leads to three bedrooms - all of which are double. The property sits on a good size plot and has the potential to be extended (subject to obtaining the necessary consents.) The front and rear gardens are lawned and enclosed by timber fencing to the perimeter. To the front of the property there are public parking bays, although the generous front lawn has potential to be converted into a driveway, subject to obtaining drop kerb consent from the local authority. For more information, or to book your viewing, call our team.

Ground Floor

Entrance Hall

Composite entrance door to the side, stairs to the first floor and doors to the lounge, kitchen and shower room.

Lounge

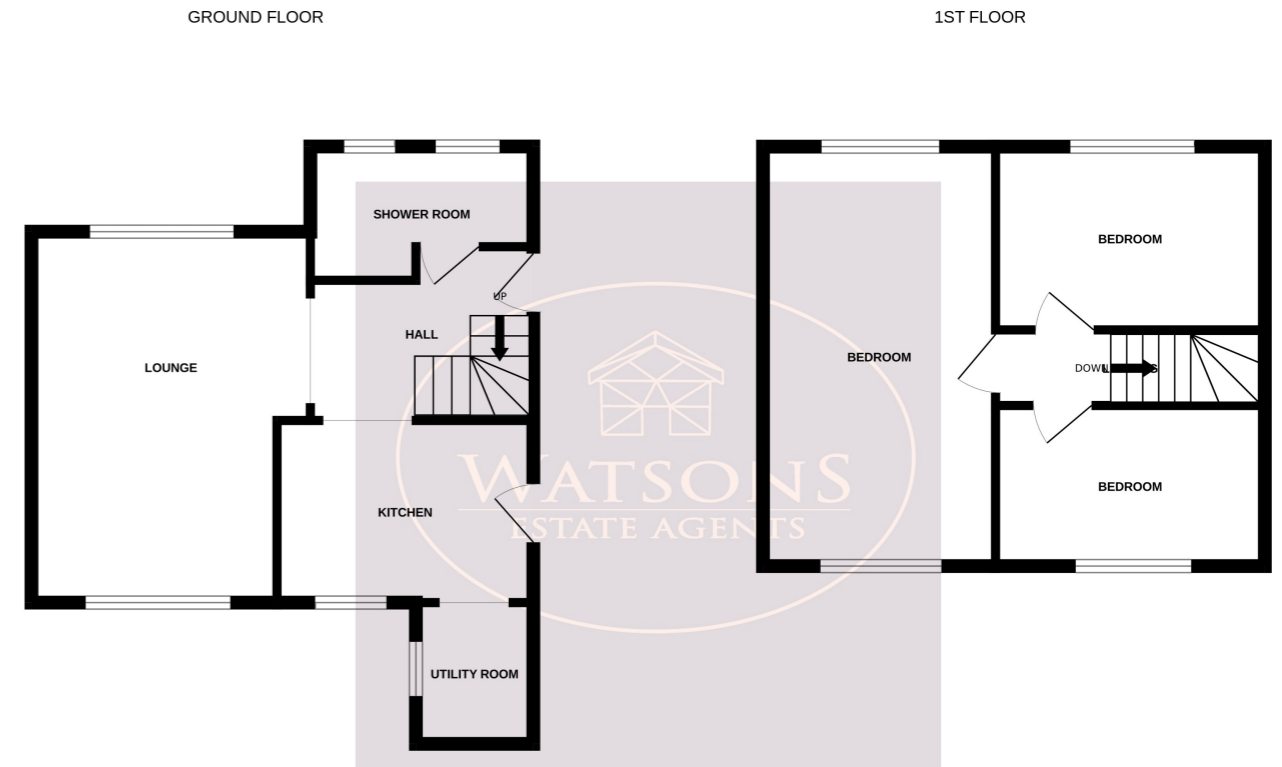
4.83m x 3.31m (15' 10" x 10' 10") UPVC double glazed windows to the front & side, under floor heating, radiator and door to the kitchen.

Kitchen

3.20m x 2.04m (3.92m max) (10' 6" x 6' 8") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer and dishwasher. Ceiling spotlights, uPVC double glazed window to the rear and door to the side. Open to the utility area.

Utility Area

A range of matching wall & base units, plumbing for washing machine, ceiling spotlights and uPVC double glazed window to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Shower Room

3 piece suite comprising WC, wall mounted sink and shower cubicle. 2 obscured uPVC double glazed windows to the front. Ceiling spotlights and radiator.

First Floor

Bedroom 1

4.85m x 3.02m (15' 11" x 9' 11") UPVC double glazed windows to the front & rear, fitted wardrobes and radiator.

Bedroom 2

3.6m x 2.39m (11' 10" x 7' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

3.11m x 2.10m (10' 2" x 6' 11") UPVC double glazed window to the rear, radiator and wall mounted combination boiler.

Outside

To the front of the property is a lawned garden which is enclosed by timber fencing and hedge borders. The south facing rear garden offers a good level of privacy and comprises a paved patio, lawned garden and is enclosed by timber fencing to the perimeter.