



Park Street,  
Beeston, Nottingham  
NG9 1AH

**£499,950**



A spacious and well presented extended Victorian bay fronted three double bedroom detached house with the benefit of a detached garage, workshop and studio flat above, off road parking and private and enclosed front and rear gardens.

This is considered a rare opportunity to acquire such a grand and versatile period property with the addition of a separate studio flat/annex conveniently placed for a range of local shops and amenities including Beeston town centre, schools and transport links and will be sure to appeal to a variety of potential purchasers including young professionals and families.

In brief the internal accommodation comprises: Entrance hall, dining room, sitting room, utility/WC, lounge diner and kitchen to the ground floor with stairs leading to the WC before arriving at the first floor landing where you will find three double bedrooms, door onto the balcony and stairs up to the bathroom.

Outside the property benefits from a private and enclosed low maintenance front garden which is gravelled and sheltered from the road by a range of mature trees and shrubs, fenced boundaries and side access leading to the rear garden where you will find a patio, stocked beds, a variety of mature trees and shrubs and fenced boundaries. There is also a driveway with car standing for two in front of the garage which has a workshop/study to the rear and steps up to the studio flat which includes an open plan kitchen/living/diner, shower room and spiral stairs up to the bedroom/mezzanine.

Benefiting from gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

With stairs to the first floor and doors to the lounge/diner, utility/WC, sitting room and dining room.

### Dining Room

15'1" x 12'5" (4.6 x 3.8)

With a bay window to the front and radiator.

### Sitting Room

15'7" x 12'4" (4.75 x 3.76)

With an open fire place with tiled surround, bay window to the front, window to the side and radiator.

### Utility/WC

With a low flush WC, pedestal wash hand basin, plumbing for washing machine, wall mounted Baxi combination boiler and window to the side.

### Lounge/Diner

21'4" x 14'5" (maximum measurements) (6.52 x 4.4 (maximum measurements))

An extended light and airy Lounge/Diner with double glazed sliding doors and window to the south facing rear, radiator and opening to the kitchen.

### Kitchen

12'0" x 11'2" (3.66 x 3.42)

With a range of wall base and drawer units, work surfaces, integrated one and a half bowl sink with drainer and mixer tap, tiled splashbacks, space for cooker and fridge freezer, spotlights, double glazed window to the side, radiator and back door to the garden.

### WC

Stairs lead up to the WC with low flush WC, wall mounted wash hand basin, tiled splashbacks and window to the side. Further stairs lead to the first floor landing.

### First Floor Landing

With UPVC double glazed door to the balcony, stairs to the bathroom and doors to the three double bedrooms.

### Bedroom One

16'5" x 12'5" (5.02 x 3.81)

With two windows to the front, built in storage cupboard and radiator.

### Bedroom Two

12'9" x 12'0" (3.9 x 3.68)

With an open fire place with tiled hearth and Adam style

mantle, built in storage cupboard, window to the front and radiator.

### Bedroom Three

12'2" x 11'3" (3.73 x 3.43)

Window to the side and radiator.

### Balcony

South facing balcony with sunny views as far out as the river Trent

### Bathroom

Bath with electric shower over, pedestal wash hand basin, tiled walls and floor, window to the side and heated towel rail.

### Garage

19'8" x 9'10" (6.0 x 3.0)

With a roll up garage door and power.

### Home office/Work space

15'8" x 10'1" (4.79 x 3.08)

Spacious and useful work space which would suit a variety of professions, door and window to the side and power.

### Studio Flat/Annex

20'0" x 13'10" (maximum measurements) (6.1 x 4.23 (maximum measurements))

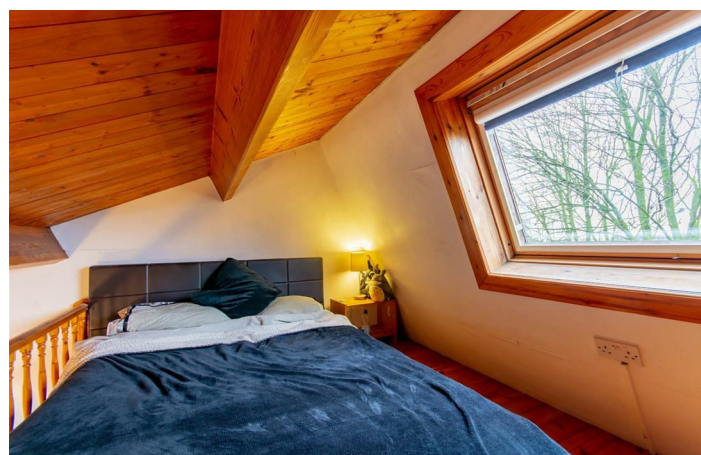
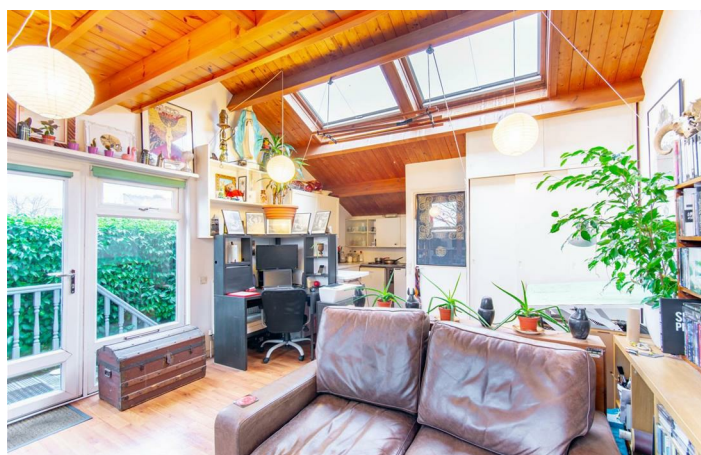
This is the fourth bedroom, with a separate entrance via UPVC double glazed door and window to the side, vinyl flooring, two windows to the rear and two Velux windows, Kitchen area which comprises: wall and base units, work surfaces, sink with drainer and electric hob, door to the: Shower room incorporating a three piece suite comprising: Corner shower, wall mounted wash hand basin, WC, tiled splashbacks, extractor fan and radiator.

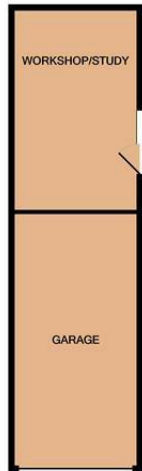
Spiral staircase up to:

Bedroom/Mezzanine with a further Velux window.

### Outside

Outside the property benefits from a private and enclosed low maintenance front garden which is gravelled with a range of mature trees and shrubs, fenced boundaries and side access leading to the rear garden where you will find a patio, stocked beds, a variety of mature trees and shrubs and fenced boundaries. There is also a driveway with car standing for two in front of the garage which has a workshop/study to the rear and steps up to the studio flat.





GROUND FLOOR

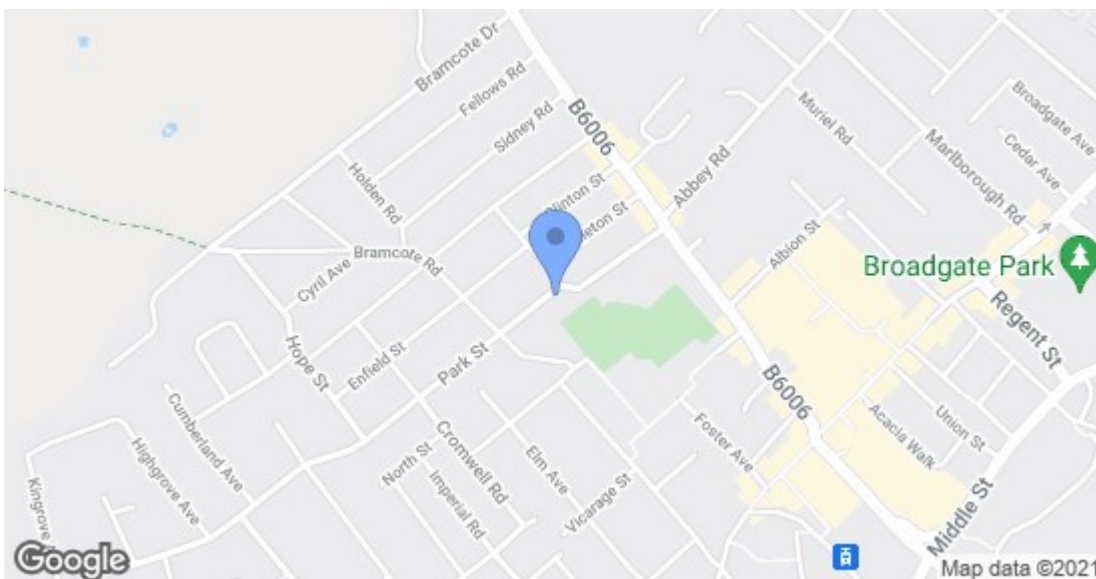


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 82        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 62                      |           |
| (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.