



Holden Road, Beeston, Nottingham, NG9 1AP
£550,000 Freehold


MARTIN&CO

Holden Road, Beeston

3 Bedrooms, 2 Bathroom

£550,000

- Extended Three Bedroom Detached Dormer Bungalow
- Deceptively Spacious
- Over 1,500 Internal Square Footage
- Highly Sought After Location
- No Onward Chain
- Immaculately Presented Throughout
- Freehold

Situated in this highly sought after residential location stands an immaculately presented three bedroom detached dormer bungalow which offers much more than meets the eye. Having been extended the property now boasts over 1,500 square feet of internal space and comprises of an entrance hall which leads through to a fitted kitchen opening out to a stunning living space with a spectacular vaulted ceiling and French Doors leading out to the rear garden.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Also to the ground floor is a separate dining room, utility, two spacious double bedrooms and a modern shower room. To the converted first floor there is a further third bedroom and a fitted bathroom. Externally, the property enjoys a private, enclosed rear garden, front garden and ample off road parking. Being offered with no onward chain early viewing is strongly recommended.

HALLWAY Accessed via an external door with carpet inset, wooden flooring, two wall mounted radiators, stairs rising to the first floor, opaque uPVC double glazed window to the side elevation, a large under stairs storage cupboard and fitted ceiling spotlights.

LIVING ROOM 16' 11" x 12' 8" (5.16m x 3.86m) With wooden flooring, two sets of uPVC double glazed French doors leading out to the rear garden, recessed wall mounted fire, Velux window and port hole window to the side elevation, two wall mounted radiators and three wall lights.

KITCHEN 16' 9" x 11' (5.11m x 3.35m) With a range of fitted base units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, splash back tiling, integrated electric twin oven, inset gas hob with extractor hood over, integrated fridge, vinyl floor covering, internal opaque uPVC double glazed window to the side elevation, chrome heated towel rail and fitted ceiling spotlights.

DINING ROOM 13' 2" x 12' 5" (4.01m x 3.78m) With wooden flooring, uPVC double glazed French doors leading out to the rear garden and a uPVC double glazed window to the side elevation, wall mounted radiator and three ceiling lights.

UTILITY ROOM 22' 7" x 6' 10" reducing to 3' 8" (6.88m x 2.08m) With a range of fitted base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, washing machine plumbing, vinyl floor covering, wall mounted radiator, Velux window, three wall lights and an external door to the front garden.

MASTER BEDROOM 12' 10" x 12' (3.91m x 3.66m) With a newly fitted carpet, uPVC double glazed bay window to the front elevation and a uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 10" x 10' 5" (3.61m x 3.18m) With a newly fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, feature, fireplace and ceiling light.

SHOWER ROOM Comprising of a double wide walk-in shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, tiled flooring, chrome heated towel rail, full wall tiling, opaque uPVC double glazed window to the side elevation and ceiling light.

LANDING With an opaque uPVC double glazed window to the side elevation, fitted carpet and airing cupboard.



BEDROOM THREE 12' 9" x 11' (3.89m x 3.35m) With a fitted carpet, Velux window, wall mounted radiator, fitted wardrobe, eaves storage and a ceiling light.

BATHROOM Comprising of a fitted with chrome mixer taps, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, two Velux windows and a ceiling light.

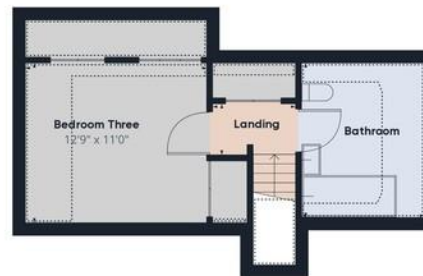
EXTERNAL The property enjoys a secluded, enclosed and established rear garden which is mainly laid to lawn with a gravelled patio area, mature plants and fruit trees including an apple tree, wall, fenced and hedged boundary and secure gate access. To the front the garden is laid to lawn with a range of mature plants and shrubs, a hedged boundary and a gravelled driveway providing ample off road parking.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1525.78 ft²
Reduced headroom
109.9 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

