



Abbey Road, Beeston, Nottingham, NG9 2QF

Guide Price £675,000-£695,000 Freehold



Abbey Road, Beeston

5 Bedrooms, 2 Bathroom

Guide Price £675,000-£695,000

- Extensively Renovated Detached House
- Open Plan Living
- High Quality Finish Throughout
- Kitchen With Island & Open Plan Living
- Lounge With Wood Burning Stove
- Wrap Around Garden, Driveways & Garage
- No Onward Chain

Extensively renovated by the current owners this outstanding five/six bedroom detached house combines both charm and character alongside a high quality, contemporary finish throughout. Situated on an enviable corner plot in a sought after location affording easy access to the array of local amenities in Beeston Town Centre there is over 2,000 square feet of accommodation comprising of a generously sized entrance hall, lounge with wood burning stove, stunning open plan kitchen with island adjoining an open plan family living/dining space, utility room, cloakroom, study and versatile playroom/sixth bedroom to the ground floor. Off the galleried landing there is a master bedroom with en-suite shower room, four further well proportioned bedrooms and a four piece family bathroom. Externally, the property enjoys a wrap around garden, off road parking and a single garage. Early viewing is strongly recommended.



ENTRANCE HALL 11' 4" x 6' 10" (3.45m x 2.08m)

Accessed via an external door with an opaque uPVC double glazed window to the front elevation, Minton styled tiled flooring, stairs rising to the first floor, under the stairs storage cupboard and two wall lights.

LIVING ROOM 13' 4" x 11' 6" (4.06m x 3.51m) With a fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator, wood burning stove and ceiling light.

STUDY 16' 7" x 5' 9" (5.05m x 1.75m) With a fitted carpet, traditional style column radiator, dual aspect uPVC double glazed windows to the front and side elevations and ceiling light.

KITCHEN 17' 5" x 14' 5" (5.31m x 4.39m) The stunning fitted kitchen offers a range of fitted high and low-level units with a squared edge marble worktop over incorporating a sink and drainer, backsplash, island unit with breakfast bar seating, integrated electric twin oven, inset five ring burner hob with extractor hood over, integrated dishwasher, American style fridge freezer

housing, integrated wine fridge, uPVC double glazed window to the side elevation, three Velux windows, wooden flooring with underfloor heating, fitted ceiling spotlights and ceiling light.

OPEN PLAN FAMILY ROOM 25' 10" x 10' 5" (7.87m x 3.18m) With wooden flooring throughout with underfloor heating, uPVC double glazed French Doors to the garden, fitted ceiling spotlights and ceiling light.

PLAYROOM/BEDROOM SIX 11' 6" x 8' 6" (3.51m x 2.59m) With a fitted carpet, dual aspect uPVC double glazed windows to the front and side elevations, wall mounted radiator and ceiling light.

UTILITY ROOM 12' 4" x 4' 1" (3.76m x 1.24m) With a range of fitted high and low level units with a squared edge marble worktop over incorporating a sink and drainer with upstand, wooden flooring, washing machine plumbing and dryer point, internal garage access, two Velux windows, external door and fitted ceiling spotlights.

CLOAKROOM With a low flush w.c., pedestal wash hand

basin, wooden flooring, wall mounted radiator and fitted ceiling spotlights.

LANDING With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, two ceiling lights and two wall lights.

MASTER BEDROOM 12' 7" x 9' 11" (3.84m x 3.02m) With a fitted carpet, a range of fitted wardrobes with sliding mirrored doors, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a walk in shower enclosure with a mains fed mixer bar shower with twin showerheads, wall hung double basin vanity unit, low flush w.c., full floor and wall tiling, chrome heated towel rail, uPVC double glazed window to the side elevation and fitted ceiling spotlights.

BEDROOM TWO 11' 4" x 9' 11" (3.45m x 3.02m) With a fitted carpet, dual aspect uPVC double glazed windows to the side and rear elevations, wall mounted radiator and



ceiling light.

BEDROOM THREE 10' 1" x 10' (3.07m x 3.05m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, loft hatch and ceiling light.

BEDROOM FOUR 10' 5" x 8' 5" (3.18m x 2.57m) With a fitted carpet, uPVC double glazed window to the side elevation, wall mounted radiator and ceiling light.

BEDROOM FIVE 8' 4" x 7' 11" (2.54m x 2.41m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted four piece suite consisting of a freestanding bath with mixer tap, walk in shower enclosure with a mains fed mixer bar shower with twin showerheads, wall hung double basin vanity unit, low flush w.c., full floor and wall tiling, chrome heated towel rail, uPVC double glazed window to the side elevation and fitted ceiling spotlights.

EXTERNAL The property sits on an enviable corner plot with a wrap around garden that's mainly laid to lawn with a mature tree, two gravelled parking areas (one currently used as a patio space and leading to an integral single garage with power and lighting) and separate bin store area. The property offers privacy and security via a boundary wall and fence and electric pedestrian and vehicle gates.







Floor 0



Floor 1

Approximate total area⁽¹⁾

2005.75 ft²

Reduced headroom

25.3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG

T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>



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.

