



**Marlborough Road, Beeston, Nottingham, NG9 2HL**  
£495,000 Freehold

  
**MARTIN&CO**



## Marlborough Road, Beeston

4 Bedrooms, 2 Bathroom

£495,000

- Four Bedroom Detached Dormer Bungalow
- Extended & Extensively Renovated
- Stunning Open Plan Living/Dining/Kitchen
- Two Bi-Folding Doors
- Enclosed & Private West Facing Garden
- Driveway
- Master Bedroom With En-Suite
- Freehold

Extended and meticulously renovated throughout, this deceptively spacious four bedroom detached dormer bungalow stands in a fantastic location just a short distance from the High Road and array of local amenities and transport links available in Beeston Town Centre. The accommodation briefly comprises of an entrance hall with two double bedrooms to the front of the property, a generously sized master bedroom to the rear with French Doors onto the garden, fitted wardrobes and an en-suite shower room, a refitted family bathroom and to the rear - the heart of the home - a stunning open plan living/dining/kitchen with two sets of bi-folding doors to the rear garden and roof lantern ensuring a light and bright feel. To the first floor is a further, fourth double bedroom and a utility room. Externally, the property offers a private, enclosed west facing rear garden and there is a driveway providing off road parking to the front. Early viewing is strongly recommended to appreciate both the accommodation and programme of renovation undertaken.



**HALLWAY** Accessed via an external door with wood effect flooring, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard, storage cupboards and ceiling light.

**OPEN PLAN LIVING/DINING/KITCHEN** 24' 8" x 15' 7" (7.52m x 4.75m) This stunning open plan space is the true heart of the home and has living and dining areas with wooden flooring, two sets of bi folding doors leading out to the rear garden, roof lantern, three vertical column radiators and fitted ceiling spotlights. The fitted kitchen has a range of fitted base and tall units with a wooden square edge worktop over incorporating a sink, inset hob with extractor hood over and breakfast bar seating, splash back tiling, integrated electric twin ovens, fridge, freezer, dishwasher, wine fridge, external door to the side elevation, ceiling light and fitted ceiling spotlights.

**MASTER BEDROOM** 14' 9" x 12' (4.5m x 3.66m) With a fitted carpet, fitted wardrobe with sliding doors, uPVC

double glazed windows and French Doors to the rear garden and opaque window to the side elevation, two wall mounted radiators and two ceiling lights.

**EN-SUITE** Comprising of an a walk in shower enclosure with a mains fed mixer bar shower with twin rainfall and hand held attachments, vanity wash hand basin with chrome mixer tap, low flush w.c., ceramic floor and part wall tiling, under floor heating, chrome heated towel rail and ceiling light.

**BEDROOM TWO** 11' 7" x 11' 1" (3.53m x 3.38m) With a fitted carpet, uPVC double glazed bay window to the front elevation and opaque window to the side elevation, wall mounted radiator, and ceiling light.

**BEDROOM THREE** 12' x 9' 10" (3.66m x 3m) With a fitted carpet, uPVC double glazed bay window to the front elevation, fitted wardrobe with sliding doors, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a fitted suite with bath with

chrome mixer tap and a mains fed mixer bar shower over with twin rainfall and hand held attachments, vanity wash hand basin and w.c. unit, airing cupboard containing the Ideal boiler (installed December 2021), ceramic floor and part wall tiling, under floor heating, opaque uPVC double glazed window to the side elevation, heated towel rail and fitted ceiling spotlights.

**LANDING** With wood effect laminate flooring, eaves storage and ceiling light.

**BEDROOM FOUR** 14' 5" x 8' 10" (4.39m x 2.69m) With a fitted carpet, uPVC double glazed window to the front elevation, fitted storage, wall mounted radiator and ceiling light.

**UTILITY ROOM** 10' 6" x 5' (3.2m x 1.52m) With wooden flooring, washing machine plumbing and dryer point and ceiling light.

**EXTERNAL** The property enjoys an enclosed and private south-west facing established rear garden





which is mainly laid to lawn with a range of mature trees and shrubs, raised planting beds, a patio area, a fence and hedge boundary and secure gate access. There is a front garden with a range of mature shrubs and plants, a fenced boundary and a block paved driveway providing off road parking. The property also benefits from a new roof completed in 2022.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1416.25 ft<sup>2</sup>

Reduced headroom  
100.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

(2) 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

## Martin & Co Beeston

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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.

