



**Woodland Grove, Beeston, Nottingham, NG9 5BP**  
£385,000 Freehold



# Woodland Grove, Beeston

3 Bedrooms, 1 Bathroom

£385,000

- Extended, Three Bedroom Semi-Detached House
- Refurbished & Upgraded Throughout
- Recently Installed Boiler & Plumbing
- Sought After, Cul-De-Sac Location
- Driveway, Carport & Garage
- Large, Enclosed Garden
- Council Tax Band C

Having been lovingly upgraded and refurbished by the current owners this extended, three bedroom semi-detached property blends charm and character with a contemporary finish throughout. Situated in this sought after, cul-de-sac setting the property comprises of an entrance hall, living room with fireplace and bay window, dining room with window seat, a spacious fitted kitchen, two well proportioned double bedrooms a further single bedroom and a refitted



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

bathroom with separate w.c. Externally, the property boasts a large, enclosed rear garden, a driveway to the front, carport and detached garage. The property benefits from a double glazing throughout, a recently installed boiler and plumbing and affords a fantastic location with easy access to the NET Tram Network, bus links and the A52 and M1 at J25. Early viewing is strongly recommended.

**HALLWAY** 13' x 7' (3.96m x 2.13m) Accessed via an external door with wood flooring, ceiling light and stairs rising to the first floor.

**LIVING ROOM** 13' 1" x 11' 3" (3.99m x 3.43m) With wooden flooring, a uPVC double glazed bay window to the front elevation, gas fire with surround and hearth, double doors through to the dining room and ceiling light.

**DINING ROOM** 12' 6" x 11' 2" (3.81m x 3.4m) With wood effect flooring, wall mounted radiator, uPVC double glazed window to the rear elevation with

window seat, wall mounted radiator, gas fire with surround and hearth and ceiling light.

**KITCHEN** 17' 8" x 6' 10" (5.38m x 2.08m) With a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, tiled flooring, wall mounted radiator, uPVC double glazed windows to the side and rear elevations and external door to the rear garden, under stairs storage cupboard and fitted ceiling spotlights.

**LANDING** With wood effect flooring, uPVC double glazed window to the side elevation, loft hatch and fitted ceiling spotlights.

**MASTER BEDROOM** 13' 3" x 11' 1" (4.04m x 3.38m) With a fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 12' 6" x 11' 2" (3.81m x 3.4m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 8' x 7' 3" (2.44m x 2.21m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with chrome mixer tap and hand held shower attachment, mains fed mixer bar shower with riser over, pedestal wash hand basin, floor and full wall tiling, traditional radiator, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights

**W.C.** With a low flush w.c., tiled flooring and part wall tiling, opaque uPVC double glazed window to the side elevation and ceiling light.



**EXTERNAL** The property boasts a large, enclosed rear garden which is mainly laid to lawn with a range of mature shrubs and trees and a fenced and hedged boundary. There is also a detached single garage with outhouse/workshop area. To the front the garden is mainly laid to lawn with mature shrubs and plants, a walled and hedged boundary and provides off road parking by way of a driveway leading through to a carport.

**NOTES** Since the EPC was originally carried out the property has had several energy efficiency upgrades to the boiler, lighting and replacement window to the kitchen so the current efficiency rating is likely to be higher than the one displayed within the EPC report. Alongside the new boiler and plumbing the electrics have been similarly upgraded to include new power outlets, lighting and consumer units and meets current regulations.







## Martin & Co Beeston

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