



**Derby Road, Beeston, Nottingham, NG9 2TB**  
Offers In Region Of £340,000 Freehold

  
**MARTIN&CO**

# Derby Road, Beeston

4 Bedrooms, 1 Bathroom

Offers In Region Of £340,000

- Four Bedroom Semi-Detached House
- South Facing Rear Garden
- Ample Off Road Parking
- Excellent Location - Close To QMC, M1 & Wollaton Hall & Deer Park
- Conservatory
- Detached Garage
- Freehold

Deceptively spacious throughout this four bedroom semi-detached property affords a prime location with fantastic road and transport links. The accommodation comprises of a porch leading to a generously sized hallway with stained glass windows, a front reception room with bay window, a rear reception room with feature fireplace, fitted kitchen, conservatory and cloakroom to the ground floor. To the first floor there are two spacious double bedrooms, a single



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

bedroom and a bathroom with additional w.c. The converted loft provides a well proportioned fourth bedroom. Externally, the property offers a large, enclosed south facing rear garden with views to the recreation ground behind. There is an ample off road parking for several vehicles to the front alongside a detached garage. Early viewing is strongly recommended.

**HALLWAY** 16' 1" x 6' 4" (4.9m x 1.93m) Accessed via an external porch with stained glass door, wood effect laminate flooring, stained glass porthole window to the side elevation, wall mounted radiator, stairs rising to the first floor and ceiling light.

**RECEPTION ROOM** 12' 8" x 10' 3" (3.86m x 3.12m) With a uPVC double glazed bay window to the front elevation, wall mounted radiator, wood effect laminate flooring and ceiling light.

**RECEPTION ROOM** 15' 8" x 11' 2" (4.78m x 3.4m) With fitted carpet, feature fireplace with hearth, wall

mounted radiator, ceiling light and access to the conservatory.

**KITCHEN** 15' 1" x 7' 7" (4.6m x 2.31m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl sink and drainer, splash back tiling, range cooker point, washing machine and dishwasher plumbing, ceramic tiled flooring, uPVC double glazed windows to the side and rear elevations, external uPVC door to the driveway and ceiling light.

**CLOAKROOM** With a low flush w.c., corner half pedestal wash hand basin, wood effect laminate flooring, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.

**CONSERVATORY** 10' 4" x 7' 10" (3.15m x 2.39m) With tiled flooring, uPVC double glazed windows the side and rear elevations and sliding patio doors to the rear garden.

**FIRST FLOOR LANDING** With a fitted carpet, stained glass window to the side elevation, stairs rising to the second floor and ceiling light.

**BEDROOM ONE** 14' 3" x 11' 3" (4.34m x 3.43m) With fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobes, wall mounted radiator and ceiling light.

**BEDROOM TWO** 11' 2" x 11' (3.4m x 3.35m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM FOUR** 7' 9" x 7' 8" (2.36m x 2.34m) With fitted carpet, 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 electric shower over, low flush w.c., pedestal wash hand basin, full wall and floor tiling, chrome heated towel rail, airing cupboard housing the combi boiler (installed 2020),



opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

**SECOND FLOOR LANDING** With a fitted carpet, uPVC double glazed window to the side elevation and ceiling light.

**BEDROOM THREE** 14' 8" x 11' 3" (4.47m x 3.43m)  
With a fitted carpet, Velux window, eaves storage and ceiling light.

**EXTERNAL** The property offers a large, south-facing, enclosed rear garden which is mainly laid to lawn with a paved patio area, gate leading to the Beeston Fields Recreation Ground and a hedged and fenced boundary. To the front a block paved driveway provides ample off road parking for several vehicles and a gate provides access to a further driveway to the side of the property an in turn leads to the detached single garage with double opening doors.







## Martin & Co Beeston

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