SJI PROPERTIES

ESTATE AGENTS

Lawley Avenue, Beeston, Nottinghamshire, NG9

Offers Over £265,000



Features

- Larger than average extended 3 Bedroom semi-detached home.
- Convenient, quiet, cul-de-sac location.
- No upward Chain.
- Close to Wollaton Park, Queens Medical Centre & The University of Nottingham.
- Excellent transport links.
- Private Off-Street Parking.
- Good sized private rear garden.
- Gas central heating.
- Council Tax Band C – information is taken from www.gov.uk/council-tax-bands

Full Description

Entrance Lobby
Entrance Lobby has carpet to the floor, radiator and a handy storage cupboard. A roof light and a door to the left leads into the Main Hallway.

Main Hallway
Main Hall has carpet to the flooring, a radiator and a door to the left into the front room. Stairs leading up to the first floor and a door to the right leading into the lounge. There is a cupboard under the stairs for handy storage.

Front Room 3.31m x 2.88m (10ft11” x 9ft5”)
There is a beautiful bay window to the front elevation. Wood effect laminate flooring and wall lighting with an elegant ceiling rose and a radiator.

Lounge 3.31m x 3.27m (10ft11” x x10ft9”)
A large Lounge with feature wooden beams to the ceiling and featured fireplace. There is a coal effect gas fire and stone surround with back gas boiler. A door leading from the right takes you into the kitchen. Through the stone archway you have the

Dining Area 3.13m x 3.17m (10ft3” x 10ft5”)
Open to the Lounge, the dining area has a large glazed sliding doors leading into the rear Day Room area and a large window flooding the room with light overlooking the side driveway. The floor is laid with carpet, radiator and wall lights.

Kitchen 2.04m x 6.70m (6ft9” x 22ft)
A galley style kitchen with wooden wall and base units. Roll top work surfaces, a double electric oven/ grill and gas hobs with an extractor fan. Complimentary splashbacks are also provided above the worksurfaces. The kitchen has decorative wooden beams to the ceiling too. There is access to the pantry at one end of the kitchen and a utility room and WC to the other end. A door at the far end of the kitchen leads into the Utility room.

Utility Room 1.40m x 2.92m (4ft7” x 9ft7”)
With a door to the Cloakroom and another to the dining room this room is yet another example of the spacious living of this property. There is also laminate flooring, a radiator and storage cupboard.

Cloakroom WC 1.20m x 1.12m (3ft11” x 3ft8”)
Accessed from the utility room with WC and sink there is a window to the rear garden and radiator.

Pantry 1.53m x 2.03m (5ft x 6ft8”)
Accessed from the kitchen there are storage cupboards and feature stone effect window overlooking the Entrance Lobby. Laminate flooring, spotlights and a radiator.

Day Room 2.93m x 2.85m (9ft8” x 9ft5”)
Laid with wood effect laminate flooring and with French windows at one end leading to the rear garden this is great entertaining area. There are windows to the side elevation and into the kitchen on the opposite side. Patio doors lead back into the lounge.

First landing
First landing with feature window to the side elevation. Carpet to the floor

and stairs continue up to the first floor

Main landing
Main landing. located off the stairs leading to all three bedrooms and the family bathroom. The loft is accessible from here through a ceiling hatch.

Bedroom One 3.31m x 2.88m (10ft11” x 9ft5”)
A large double-sized bedroom with a fitted wardrobe, laminate flooring, radiator, and double-glazed bay window overlooking the front aspect.

Bedroom Two 2.46m x 3.29m (8ft1” x 10ft10”)
This double bedroom is laid with carpet, has a double-glazed window overlooking the rear elevation with a radiator under.

Bedroom Three 2.58m x 1.65m (8ft6” x 5ft5”)
Laid with laminate flooring and a double-glazed window to the rear elevation this bedroom benefits from a storage cupboard.

Family bathroom 1.72m x 2.85m (5ft8” x 9ft5”)
A good-sized family bathroom with double shower, cream coloured WC and bidet and a sink storage unit. Laid with laminate flooring a double-glazed window looks out onto the front elevation.

Garage 3.20m x 6.58m (10ft6” x 21ft7”)
At the rear of the property and accessed down the driveway to the side is a single garage with electric up and over door. There are a work bench and storage units inside. The garage benefits from lighting and multiple electric power points.

Outside
The front of the property is walled and block paved for easy maintenance. Steps lead up to the attractive entrance door. Some planting and shrubs complement the exterior. There is offroad parking for one car in front of the large wooden double gates that lead to the rear garden.
The rear garden offers a private area that is not overlooked. Fenced off and laid mainly to lawn with mature shrubs and plants.
Outside the back of the property is an outside garden tap, external plug sockets, and a covering decking area, perfect for entertaining.

This property has so much potential. It’s beautiful original features and spacious living areas will make it a wonderful family home. It is in a desirable area of Nottingham, within walking distance of Wollaton Hall and grounds & the University of Nottingham. The Queens Medical Centre campus is only a short distance away too making this an ideal spot for anyone working there. The property is tucked away in a peaceful cul-de-sac location with no passing traffic. However, at the same time it is only a short walk away to transport links in and out of Nottingham centre.
SJI properties benefits from the expertise of it’s sister company, SJI Designs Ltd. Offering a “one Stop Shop” we would be happy to advise and assist with any future project, extension or alterations you may have in mind. Contact us today should you have any questions or to arrange a viewing

Contact Us

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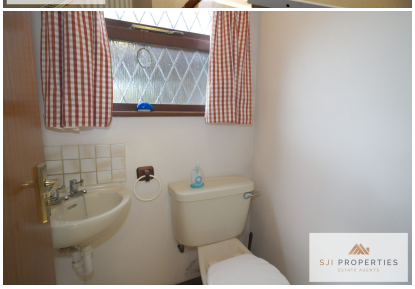















































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Lawley Avenue, Beeston, Nottinghamshire NG9
Garage Location
Hard Standing
Greenhouse & Shed
Large gates
Aerial View
Ground Floor
First Floor
Garage
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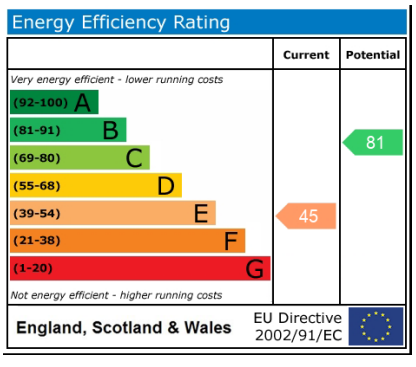

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
45
81
England, Scotland & Wales
EU Directive 2002/91/EC

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