

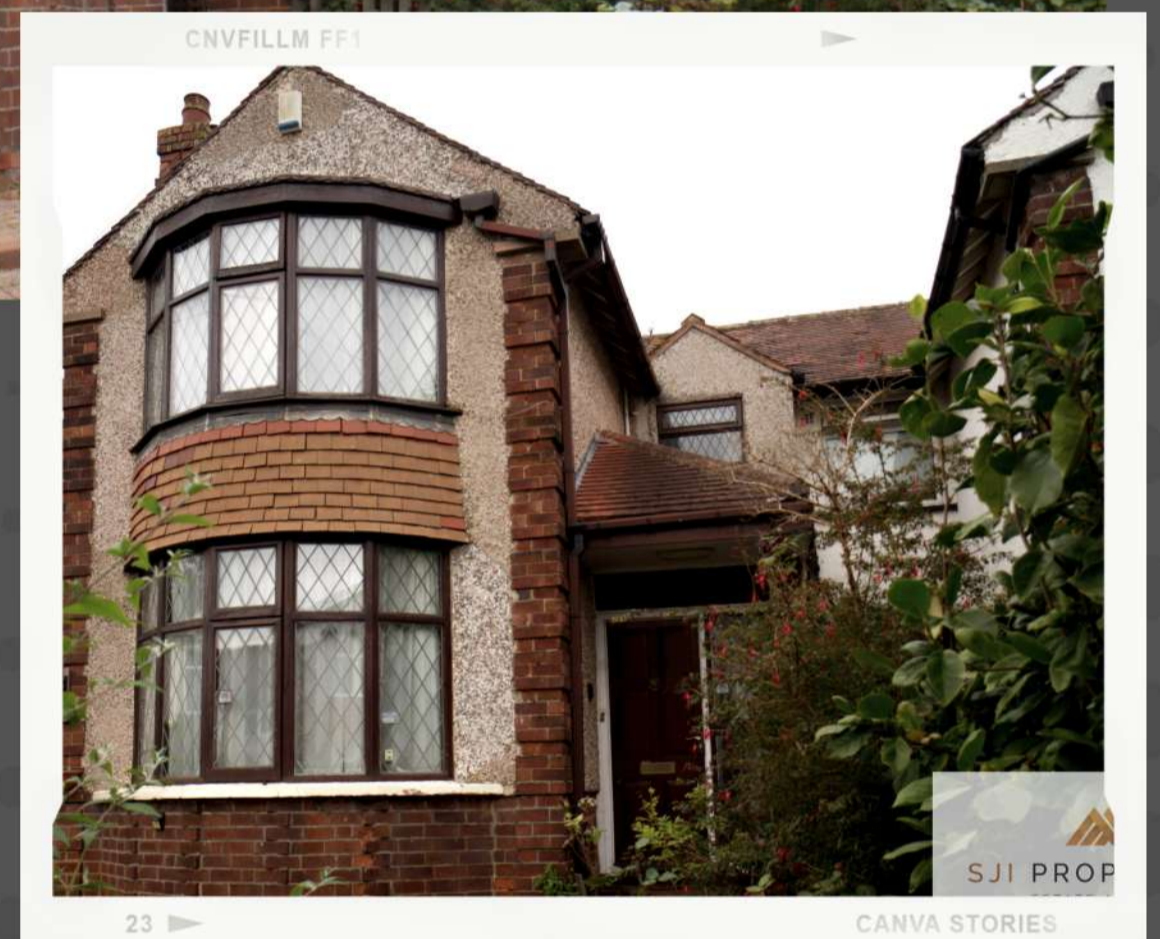


**Lawley Avneue
Beeston
Nottinghamshire NG9**

Larger than average 3 bed-
semi detached home.
Chain Free

**Offers Over
£265,000**

FOR SALE



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PROPERTY FEATURES

SJI Properties is proud to introduce to you this larger than average, extended 3 bedroom home in a desirable area of Nottingham. Close to Wollaton park, the Queens Medical Centre & the University of Nottingham. There are excellent transport links into the city and to the A52 and M1. This property has **no upward chain**



- 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



The property has lots of living space with 3 reception rooms downstairs, galley kitchen with pantry and utility room. There are 3 bedrooms upstairs, (bedroom one with fitted wardrobes) and a family bathroom, The attractive front walled garden is planted with shrubs and has a block paved driveway to the side of the property leading through 2 large double wooden gates. At the rear the driveway leads past the lawned garden and up to a large garage with electric up and over door.



As you make your way inside the entrance hall, you are struck by the feature stone window in front of you that looks into the kitchen/ pantry area. There is a built in cupboard for coats and storage and a glazed door leading to the hall. The hall sits between the front room with it's attractive bay window and the large lounge and has stairs that lead to the first floor and landing areas. The lounge has a feature coal effect, gas fire and stone surround. There is a stone archway and patio doors leading to the dining area. A single door leads into the galley kitchen with pantry and utility room. The kitchen has a range of wooden base and wall units. 2 electric ovens, grill and gas hobs with extractor fan and a roof light to make the most of the natural lighting. A downstairs WC is accessed from the utility room.





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The dining room has large glazed sliding doors leading into the rear Day Room that overlooks the rear garden. You can also access the Utility Room from this area. There are French doors onto a covered decking area to the rear of the property which lead onto a private and secure lawned back garden which is planted with mature shrubs and bushes.





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The stairs lead up to the first landing where a beautiful feature window floods the stairwell with natural light. Upstairs again onto the main landing there is access to all 3 bedrooms and the family bathroom. Bedroom 1 benefits from a bay window to the front elevation and fitted wardrobes. The family bathroom is a generous size with large double shower, fitted sink unit with ample storage and a cream WC and bidet. Bedroom 2 a good sized double room and bedroom 3 has a fitted cupboard for handy storage





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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 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.





Full Details

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 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 10ft9")

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 Room

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 with feature window to the side elevation. Carpet to the floor and stairs continue up to the first floor.

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.





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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.



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





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Garage

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



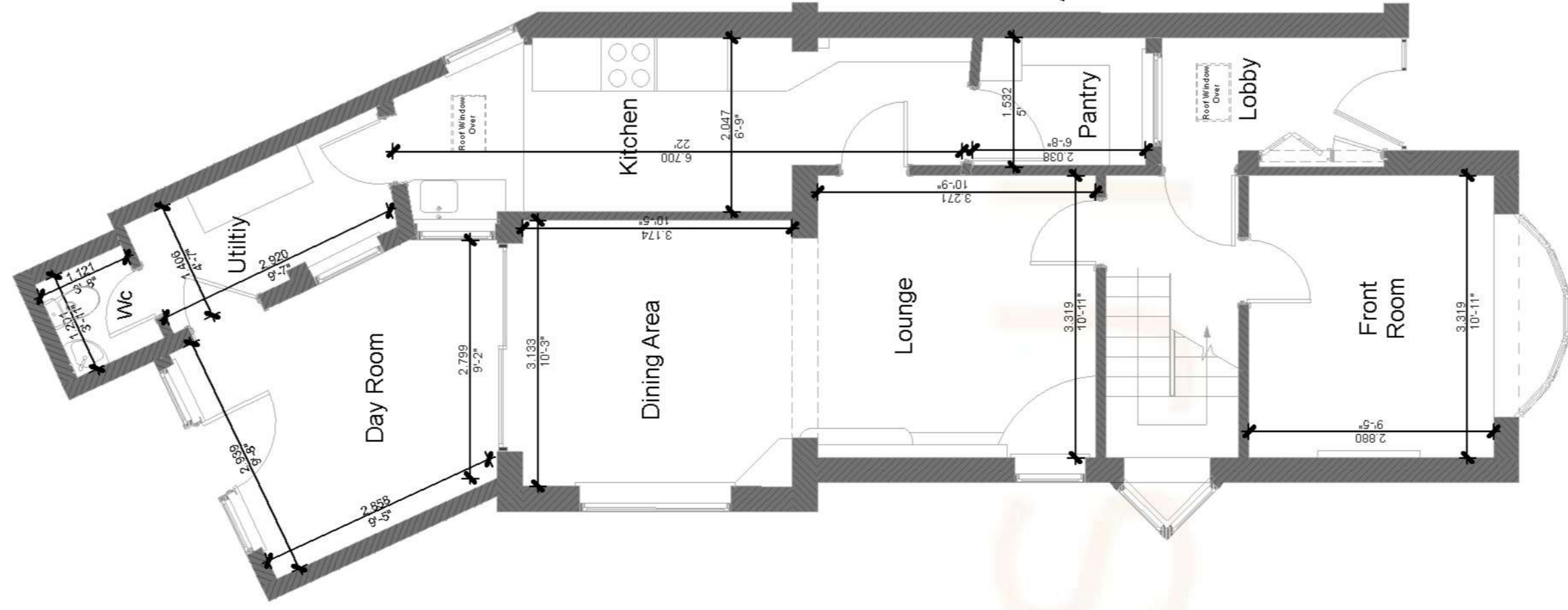
LARGE GARDEN



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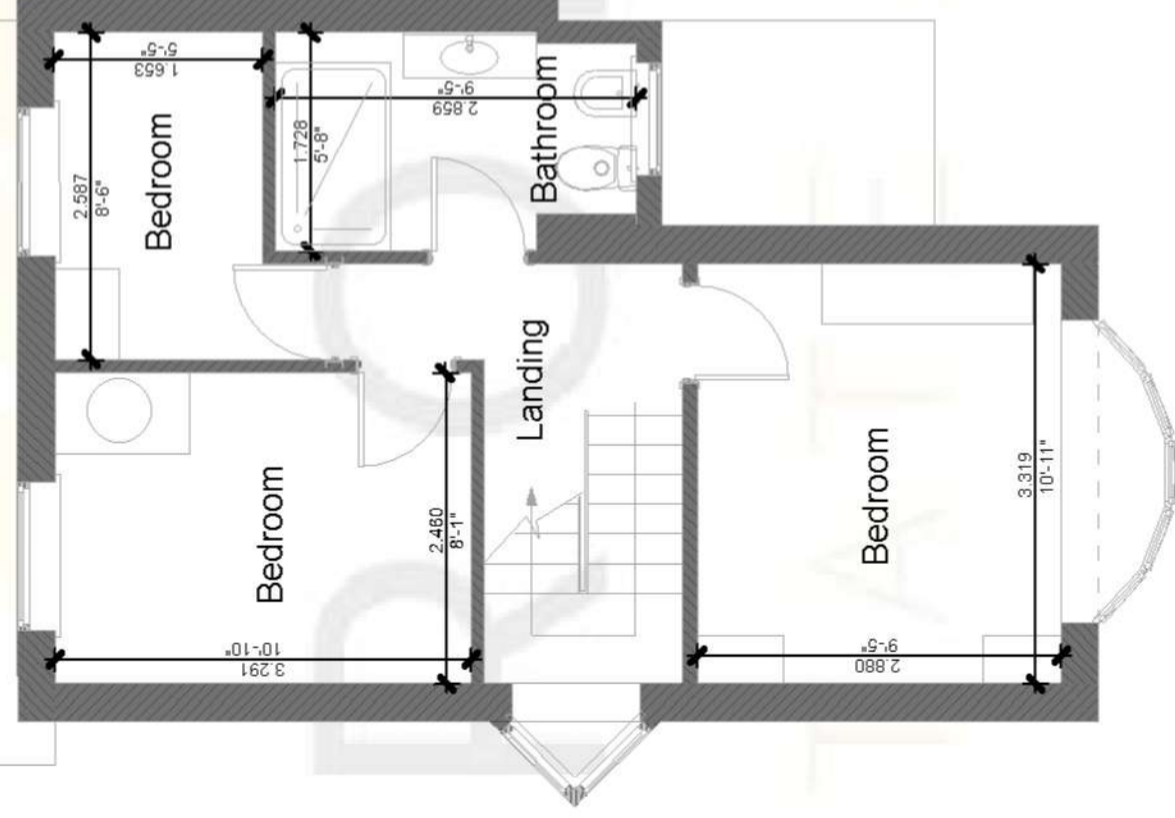


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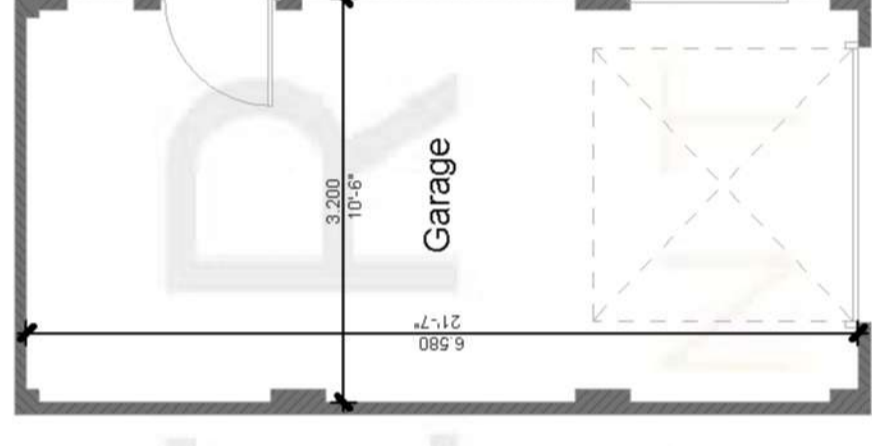
Approx Gross Internal
Ground Floor Area of
the living
accommodation
76.7 m²

Approximate IPMS2 total living
floor area m² / ft²
(Ground, First & Second Floor)
76.70m² + 35.60m² =
112.30m²
1208.78 ft²
(excluding garage area)



Approx Gross Internal
First Floor Area of the
living accommodation
35.6 m²

Approximate IPMS2 total living
floor area m² / ft²
(Ground, First & Second Floor)
76.70m² + 35.60m² =
112.30m²
1208.78 ft²
(excluding garage area)



Garage

First Floor

Ground Floor

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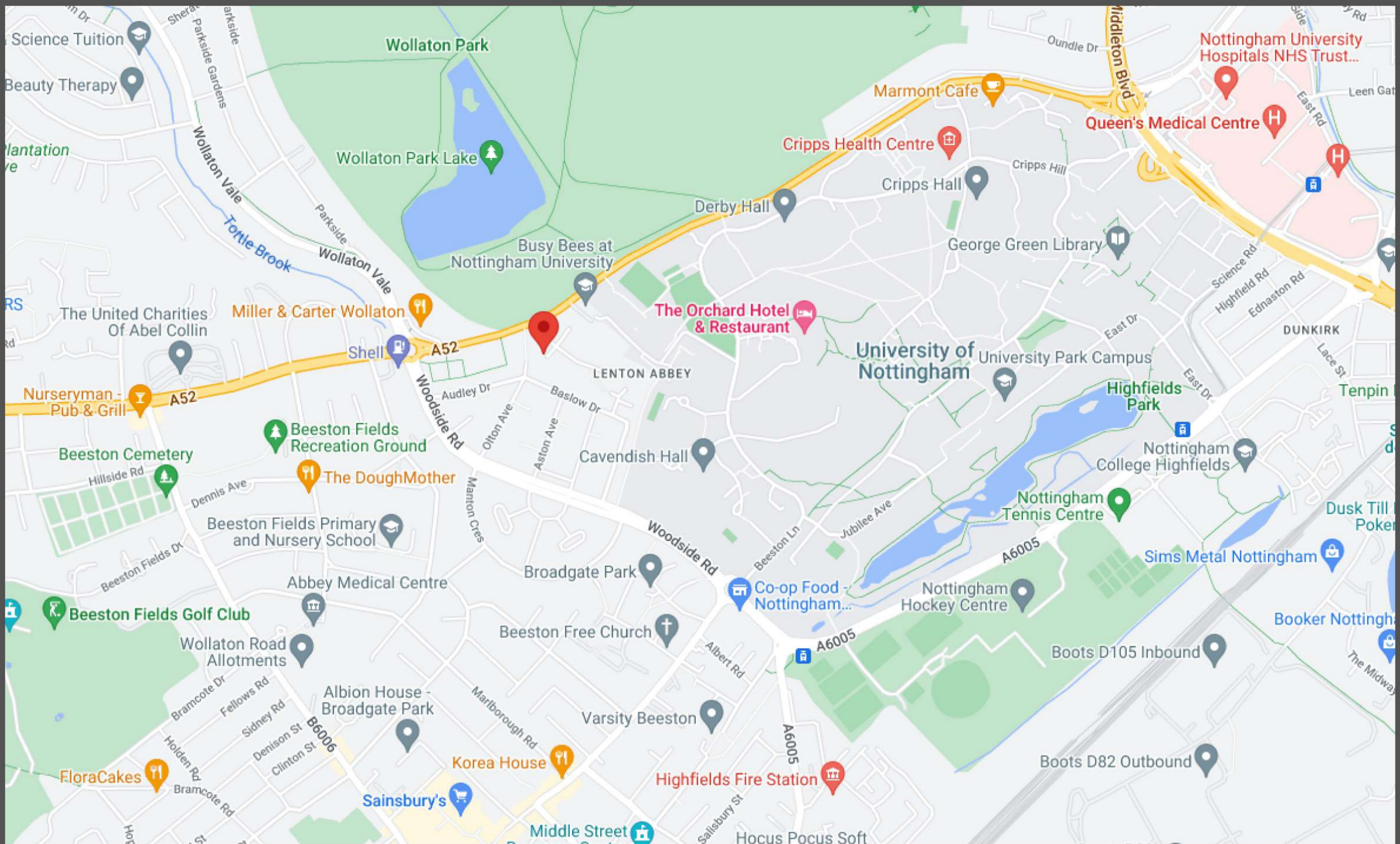
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LOCATION



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Additional information

Measurements – All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out. For details of fixtures and fittings included in the sale price please refer to the 'fixtures and fittings form that will be provided with the legal pack and on which your Solicitor will advise you.

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Registered office 21 Farnsworth Avenue, Rainworth, Mansfield, Nottinghamshire,
NG21 0EN

