



# 11 HOPE STREET

BEESTON, NOTTINGHAM





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**SUBSTANTIAL PERIOD HOUSE  
IN THIS HIGHLY REGARDED  
AND LONG ESTABLISHED  
RESIDENTIAL AREA WITHIN  
EASY REACH OF THE CENTRE  
OF BEESTON.**

Great opportunity for extension and expansion or possible redevelopment subject to any necessary consents

## DIRECTIONS

The property is best approached proceeding to Wollaton Road off the A52 by the Nurseryman Public House. Proceed past the entrance to Beeston Fields Golf Club and after a short distance turn right onto Park Street and follow the road along turning right into Hope Street where the property will be seen on the left hand side.

## DESCRIPTION

This is a substantial period family house offering considerable scope for improvement or enlarging and even possible redevelopment, subject to any necessary consents. The property enjoys an unusually large plot, south facing. The house is within easy reach of the centre of Beeston and a wide range of local facilities and family amenities in this well established and very popular residential setting.

Houses of this calibre and scope are rarely available on the open market in this location.







## ACCOMMODATION GROUND FLOOR

Attractive entrance door with stained glass window to hallway with cloaks and W.C.

Sitting room – a lovely through room which has been extended to the rear with high well-proportioned ceilings with cornice. Hardwood period chimneypiece and sliding doors opening out to rear gardens.

Dining room – another well-proportioned reception room with a bay window overlooking the front garden with hardwood period chimneypiece.

Kitchen breakfast room set across the rear of the property with an aspect over the gardens including inset stainless steel sink unit, extensive range of fitted cupboards, working surface, inset four ring gas hob, double oven and microwave, built-in breakfast bar, sealed unit double glazing.

Spacious utility and glazed shower cubicle and a Worcester gas fired boiler providing central heating and domestic hot water.

## FIRST FLOOR

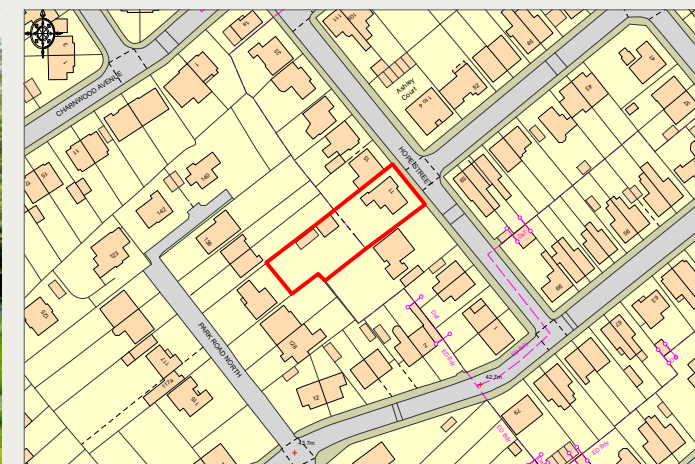
Generous landing. Master bedroom with well-proportioned ceiling, fitted wardrobes, bedroom 2 with fitted wardrobes, bedroom 3 set off rear landing with built-in cupboards. Separate family bathroom with W.C, hand basin and separate shower cubicle.

## GENERAL INFORMATION

**Tenure:** Freehold

**Services** Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

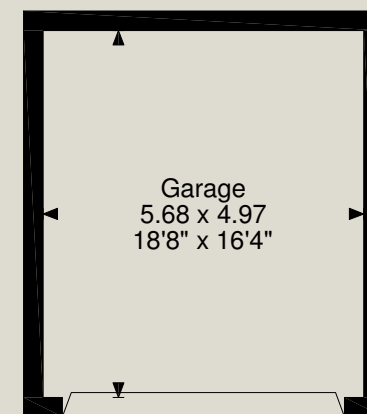
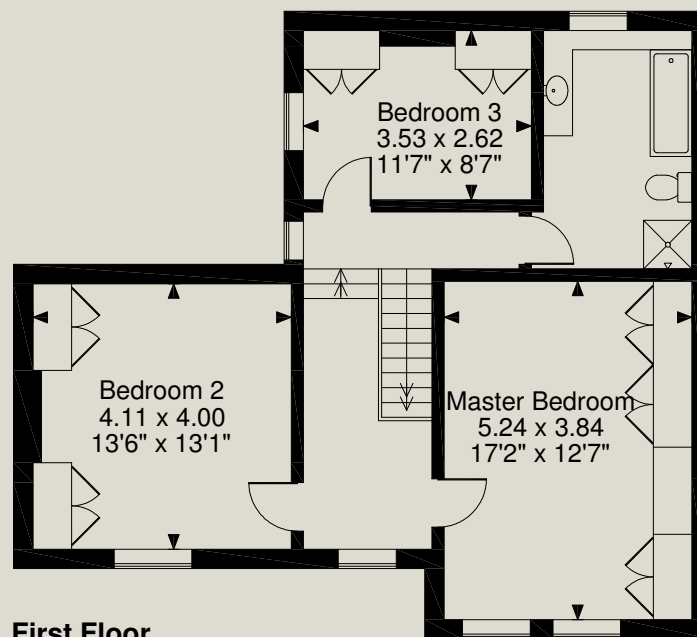
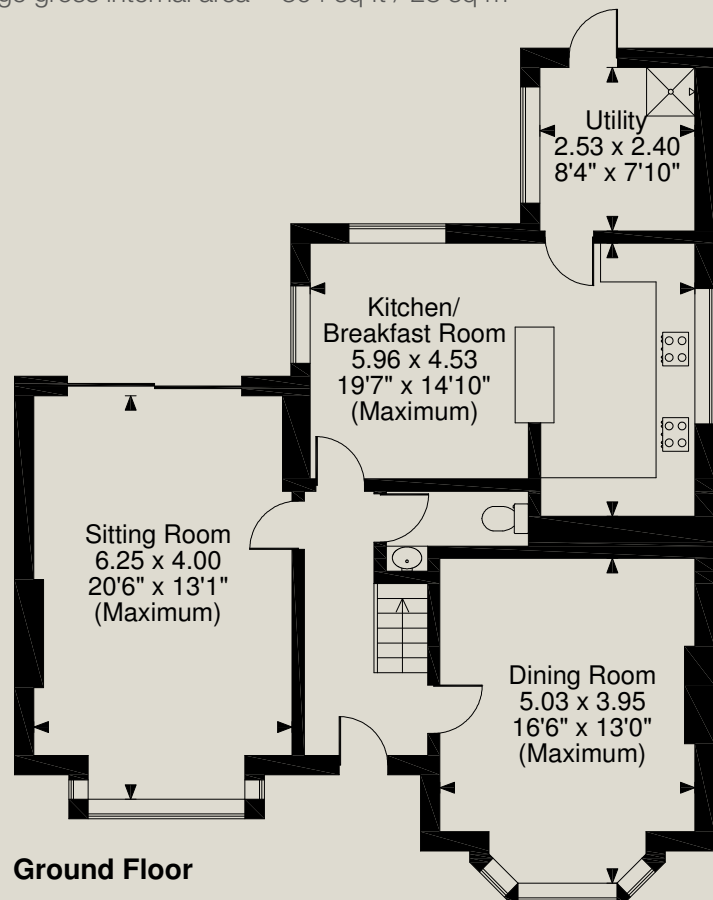
**Viewing:** Strictly by appointment with Savills.



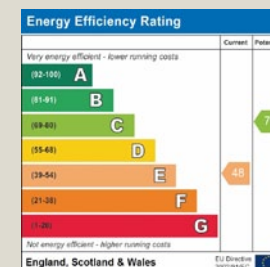
# FLOORPLANS

Main House gross internal area = 1,673 sq ft / 155 sq m

Garage gross internal area = 304 sq ft / 28 sq m



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The position & size of doors, windows, appliances and other features are approximate only.  
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