



Dennis Avenue, Beeston



## Dennis Avenue

Beeston, Nottingham

Prepare to be impressed by this well-presented professional house share, offering stylish and comfortable living in a convenient location close to Beeston Town Centre. The available room is a furnished double bedroom positioned on the first floor at the rear of the property, providing a peaceful and private setting. The room includes a double bed, desk or dressing table, large built-in wardrobe and chest of drawers, making it ready for immediate occupation.

Residents benefit from a bright shared living space with comfortable seating, communal TV and dining area, creating the perfect environment for relaxing or socialising. The modern kitchen is fitted with contemporary units and integrated appliances including an oven, gas hob, extractor hood and dishwasher. A separate utility space houses a washing machine, while a rear door provides direct access to the enclosed garden.

The room also benefits from a modern private ensuite shower room with walk-in shower, WC and wash hand basin.

Ideally located for access to Beeston Town Centre, the property is close to a wide range of shops, supermarkets and amenities. Excellent transport links and the nearby tram network provide easy travel to Nottingham City Centre, Queen's Medical Centre and surrounding areas.





### **Living Diner**

13' 7" x 11' 3" (4.15m x 3.42m)

The property benefits from a well-presented shared living space, thoughtfully arranged to provide a comfortable and sociable environment for residents. The room features modern neutral décor, wood-effect flooring and stylish furnishings including a contemporary sofa, feature armchair and glass coffee table. A communal TV is provided, creating the perfect setting for relaxing or spending time with housemates. There is also a dining table with chairs, offering a practical space for everyday meals or working from home. Natural light fills the room, enhancing the bright and welcoming feel, while the open layout provides easy access to the adjoining kitchen area. This inviting communal space is ideal for both relaxing and socialising.

### **Kitchen**

10' 8" x 11' 3" (3.26m x 3.42m)

The property benefits from a modern shared kitchen fitted with a range of contemporary wall and base units, providing ample storage and generous worktop space for residents. The kitchen is well equipped with integrated appliances including an oven, gas hob with extractor hood and a dishwasher, making it ideal for convenient day-to-day living. A large skylight and rear window allow plenty of natural light to fill the room, creating a bright and practical environment for cooking. A rear door provides direct access to the back garden, while a separate utility area located just off the kitchen houses the washing machine, helping to keep the main kitchen space uncluttered. Finished with tiled flooring and neutral décor, the kitchen offers a clean and functional communal area for residents.



### **Bedroom 3**

12' 1" x 10' 8" (3.68m x 3.25m)

The property offers a well-presented furnished double bedroom located on the first floor at the rear of the property, providing a comfortable and private space for residents. The room is tastefully decorated in neutral tones and benefits from a large window allowing plenty of natural light to fill the space. Furnishings include a double bed, desk/dressing table, large built-in wardrobe and chest of drawers, offering excellent storage and practicality for everyday living. Finished with soft carpeting and modern décor, this inviting room is ideal for both relaxing and working from home.

### **En-suite Bathroom**

5' 9" x 7' 7" (1.74m x 2.31m)

The room further benefits from a modern en-suite shower room, finished to a good standard with contemporary fittings and neutral tiling throughout. The suite comprises a walk-in shower enclosure, low-level WC and wash hand basin with vanity storage beneath. A heated towel rail and window providing natural light and ventilation add to the practicality of the space. Finished with tiled flooring and clean modern décor, the en-suite offers a comfortable and functional private facility for residents.



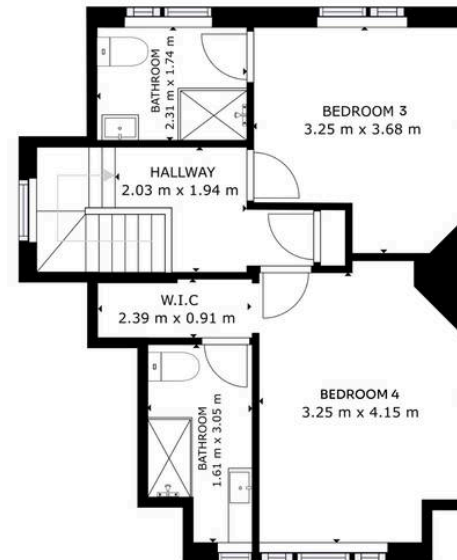
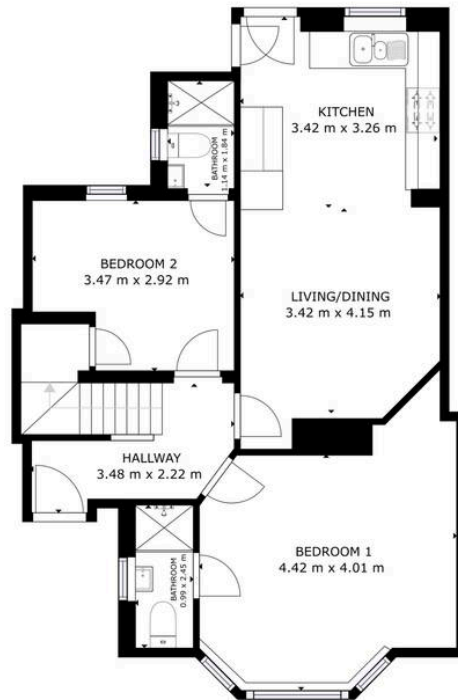
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC





GROSS INTERNAL AREA  
GROUND FLOOR: 66.06 m<sup>2</sup>, SECOND FLOOR: 43.52 m<sup>2</sup>  
TOTAL: 109.58 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.