



**Regeneration Way, Beeston, Nottingham, NG9 1NJ**  
£390,000 Freehold

**MARTIN&CO** 

# Regeneration Way, Beeston

4 Bedrooms, 2 Bathroom

**£390,000**

- Four Bedroom Semi-Detached House
- No Onward Chain
- Built in 2021
- Excellent Location Close To Beeston & Train Station
- Open Plan Living
- Sough After New Development
- Freehold

Being offered to the market with no onward chain this deceptively spacious four bedroom semi-detached property requires early viewing. Constructed in 2021 the property briefly comprises of an entrance hall, cloakroom, fourth bedroom and an open plan living/dining/kitchen with French Doors to the rear garden to the ground floor, a spacious living room and double bedroom with en-suite to the first floor and bedrooms two and three and a family bathroom to the second floor. Externally, the property has an enclosed south-east facing rear garden and a driveway for two cars to the front.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**HALLWAY** Accessed via an external door with wood effect vinyl flooring, storage cupboard, stairs rising to the first floor, wall mounted radiator and two ceiling lights.

**CLOAKROOM** With a low flush w.c., corner pedestal wash hand basin with chrome mixer tap, wood effect vinyl flooring, wall mounted radiator and ceiling light.

**BEDROOM FOUR** 8' 11" x 6' (2.72m x 1.83m) With wood effect vinyl flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**OPEN PLAN LIVING/DINING/KITCHEN** 20' x 12' 11" (6.1m x 3.94m) With a fitted kitchen comprising of a range of high and low level fitted units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, upstand, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing and dryer point,

wood effect vinyl flooring and ceiling light. The living/dining space has wood effect vinyl flooring, uPVC double glazed French Doors to the rear garden, wall mounted radiator, under stairs storage cupboard and two ceiling lights.

**FIRST FLOOR LANDING** With a fitted carpet, wall mounted radiator, ceiling light and stairs rising to the second floor.

**LIVING ROOM** 12' 10" x 10' 2" (3.91m x 3.1m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**MASTER BEDROOM** 12' 10" x 9' 10" (3.91m x 3m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**EN-SUITE** Comprising of a double wide shower enclosure with electric shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted

radiator and ceiling light.

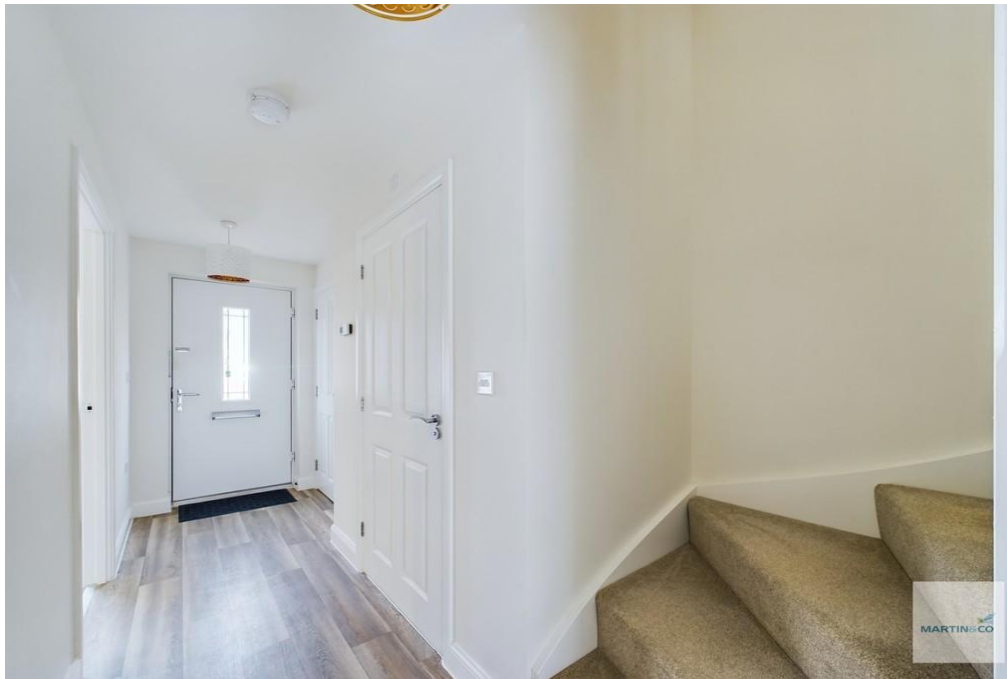
**SECOND FLOOR LANDING** With a fitted carpet, wall mounted radiator, loft hatch and ceiling light.

**BEDROOM THREE** 12' 10" x 9' 11" (3.91m x 3.02m) With a fitted carpet, wall mounted radiator, Velux window and ceiling light.

**BEDROOM FOUR** 12' 10" x 6' 4" (3.91m x 1.93m) With a fitted carpet, uPVC double glazed window to the front elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a panelled bath with chrome mixer tap, mains fitted mixer bar shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.

**EXTERNAL** The property enjoys an enclosed south-east facing rear garden which is mainly laid to lawn



with a fenced boundary and secure gate access. To the front is a driveway providing off road parking for two vehicles.







## Martin & Co Beeston

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

