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**DavidJames**  
the estate agent

**Beeston Close, Bestwood Village, Nottingham, NG6 8XG**

**Guide Price £465,000**

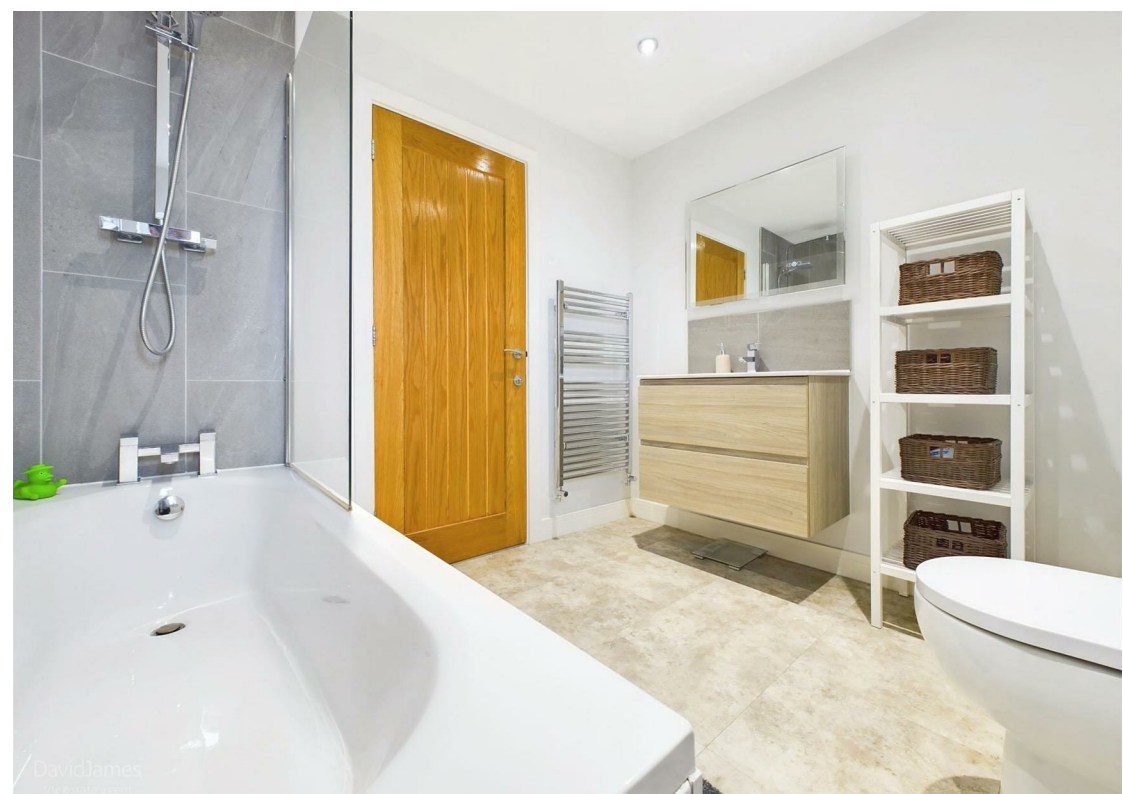
# About This Property

Presenting a contemporary gem in the heart of Bestwood Village, this modern detached house, built in 2020, takes centre stage in an exclusive cul-de-sac enclave of just eight detached properties. Boasting four generously proportioned double bedrooms, this home offers an abundance of space and style. The entrance hall sets the tone, leading to a ground floor Wc with a washbasin for convenience. The lounge is bathed in natural light from windows on three elevations, creating an inviting atmosphere. Adjacent, a second sitting room, connected by elegant balustraded steps, opens to the dining kitchen. The kitchen showcases a striking array of grey handleless units and bi-fold doors that seamlessly extend your living space to the patio, making it the perfect spot for al fresco dining. There are also a suite of integrated appliances including an oven, hob, extractor, dishwasher, washing machine, fridge, and freezer. To the first floor, bedroom one boasts French doors opening to a Juliet balcony, complemented by an en-suite shower room/Wc featuring a double-width shower cubicle with a mains shower and a walk-in wardrobe for added convenience. The additional three bedrooms offer ample space for family or guests. The bathroom/Wc boasts a white suite and a mains shower. Practical amenities include gas central heating, UPVC double glazing, and an alarm system. Outside, a double-width and tandem cobblestone driveway provide ample off-road parking, leading to a double garage with an electric up-and-over door and internal access. Situated on a generous plot, the property features lawned gardens to the front, side, and rear, along with expansive patio areas for entertaining, making this home a perfect blend of style, space, and tranquility in an exclusive location within Bestwood Village. It is also conveniently situated for access to the M1 motorway, Bestwood Country Park, Mill Pond and Newstead Abbey.



- Modern detached house built in 2020 and situated in an exclusive cul-de-sac of eight detached properties, four double bedrooms
- Entrance hall, ground floor Wc with washbasin
- Lounge with windows to three elevations
- Second sitting room with balustraded steps leading down to the dining kitchen
- Dining kitchen with a range of grey handleless units and bi-fold doors leading to a patio, integrated oven, hob, extractor, dishwasher, washing machine fridge and freezer
- Bedroom one with French doors to a Juliet balcony, en-suite shower room/Wc with double width shower cubicle and mains shower and walk-in wardrobe
- Bathroom/Wc with white suite and mains shower
- Gas central heating, UPVC double glazing, alarm system
- Double width and tandem cobblestone driveway provides ample off road parking, double garage with electric up-and-over door and internal access door
- Situated on good sized plot with lawned garden to the front, side and rear in addition to a large patio areas for entertaining







Floor 0



Floor 1



Approximate total area<sup>8</sup>  
 196.22 m<sup>2</sup>  
 2112.11 ft<sup>2</sup>

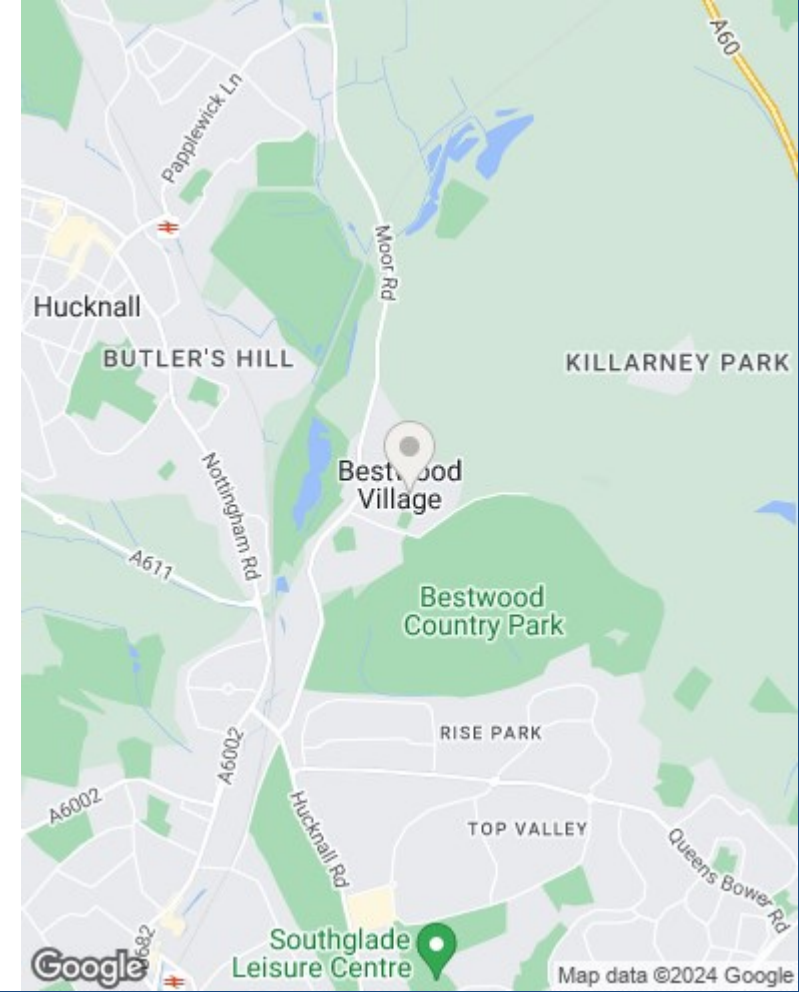
Reduced headroom  
 6.6 m<sup>2</sup>  
 71.05 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: E**  
**Gedling Borough Council**  
**Freehold**

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