

HoldenCopley

PREPARE TO BE MOVED

Beeston Fields Drive, Beeston, Nottinghamshire NG9 3DB

Guide Price **£875,000 - £950,000**

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GUIDE PRICE: 875,000-900,000

A FOREVER FAMILY HOME...

Nestled at the end of a tranquil cul-de-sac on the highly coveted Beeston Fields Drive, this exceptional five-bedroom detached home occupies a generous plot and offers a wealth of spacious accommodations both inside and out, making it the ideal forever home for a growing family. It enjoys a prime location in close proximity to a host of amenities, including the scenic Wollaton Park and playing fields, excellent schools, and commuting links via the A52, ensuring a lifestyle of convenience and leisure. Upon entering, an entrance porch welcomes you, leading to an expansive entrance hall, a W/C and a bay-fronted living room. Further living spaces include a two-phase family room and snug featuring a charming Inglenook fireplace, while the garden room bathes the interior in natural light and leads through to the re-fitted contemporary breakfast room and kitchen, creating a perfect flow for daily life. Venturing to the first floor, you'll find five spacious bedrooms, with the master bedroom boasting an en-suite shower room. Additional luxury comes in the form of a family bathroom suite, ensuring comfort and convenience for the entire family. The exterior of this property continues to impress, with a front driveway offering ample off-road parking and granting access to the integral double garage, a welcome feature for busy households. To the rear, an expansive garden awaits, featuring a charming patio area, a sprawling lawn, and a fascinating air-raid shelter, offering a glimpse into history. This property represents the pinnacle of family living, combining space, style, and a highly desirable location, making it an outstanding choice for those in search of their dream forever home.

MUST BE VIEWED





- Substantial Detached House
- Five Bedrooms
- Modern Fitted Breakfast Kitchen
- Three Reception Rooms
- Garden Room With Sky Lanterns
- Bathroom, En-Suite & Ground Floor W/C
- Private Garden With Air-Raid Shelter
- Driveway & Double Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has exposed brick walls, and a composite door providing access into the accommodation.

Hallway

11'3" x 10'5" max (3.45 x 3.18 max)

The hallway has wooden flooring, an in-built under stair cupboard, carpeted stairs, a stained-glass window to the side elevation, coving to the ceiling, and a radiator.

W/C

This space has a low level dual flush W/C, a wall-mounted wash basin, quarry tiled flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Living Room

14'4" x 12'4" (4.37 x 3.77)

The living room has a UPVC double-glazed bay window to the front elevation, a further UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a TV point, and a recessed chimney breast alcove with a decorative tiled surround.

Family Room

14'7" x 14'7" (4.47 x 4.46)

This room has two obscure windows to the side elevation, wood-effect flooring, an Inglenook style fireplace with a feature fire and a decorative surround, a TV point, a radiator, and open access into the snug.

Snug

12'1" x 8'0" (3.69 x 2.45)

This space has a UPVC double-glazed window to the side elevation, coving to the ceiling, a radiator, wood-effect flooring, and open access into the garden room.

Garden Room

26'7" x 11'3" (8.12 x 3.45)

The garden room has tiled flooring, two radiators, recessed spotlights, two sky lanterns, a UPVC double-glazed window to the side elevation, open access into the kitchen, a single UPVC door and two sets of bi-folding doors opening out to the rear garden.

Kitchen Diner

21'1" x 15'8" (6.43 x 4.80)

The kitchen has a range of fitted base and wall units with Granite worktops and a breakfast bar, an undermount sink and a half with a swan neck mixer tap, an integrated Neff oven, an integrated Neff combi-oven, a five-ring gas hob with an extractor fan, space for an American-style fridge freezer, tiled flooring, recessed spotlights, UPVC double-glazed windows to the side elevation, a radiator, and a Velux window.

Double Garage

28'0" x 25'10" max (8.54 x 7.88 max)

The double garage has ceiling strip lights, multiple power points, a wall-mounted BAXI boiler, UPVC double-glazed obscure windows to the rear elevation, a single UPVC door to access the rear garden and a roller-shutter door opening out onto the front driveway.

FIRST FLOOR

Landing

24'0" x 9'1" (7.34 x 2.78)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

18'11" x 13'4" max (5.79 x 4.07 max)

The main bedroom has UPVC double-glazed windows to the front and rear elevation, carpeted flooring, three radiators, access into the en-suite, and secondary access to the loft.

En-Suite

5'10" x 5'2" (1.78 x 1.58)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a wall-mounted Triton electric shower fixture, tiled flooring, fully tiled walls, and a chrome heated towel rail.

Bedroom Two

14'7" x 12'4" (4.47 x 3.78)

The second bedroom has UPVC double-glazed windows to the side and rear elevation, carpeted flooring, a radiator, and an open fireplace.

Bedroom Three

13'9" x 12'4" into bay (4.21 x 3.77 into bay)

The third bedroom has a UPVC double-glazed bay window to the front elevation, a

further UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Four

15'2" x 13'3" (4.63 x 4.04)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and double French doors opening out to a Juliet-style balcony.

Bedroom Five

11'2" x 8'3" (3.41 x 2.53)

The fifth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bathroom

8'9" x 7'1" (2.69 x 2.18)

The bathroom has a low level dual flush W/C, a bidet, a pedestal wash basin, a panelled bath with a wall-mounted electric Triton shower fixture and a bi-folding shower screen, a chrome heated towel rail, ceramic tiled flooring, fully tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, courtesy lighting, access into the double garage and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of trees, plants and shrubs, and access to an air-raid shelter to the rear of the garage.

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

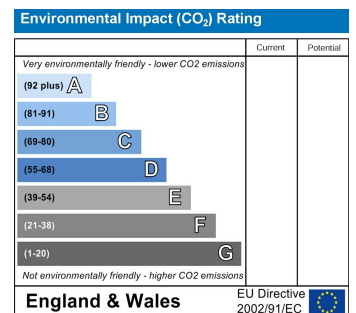
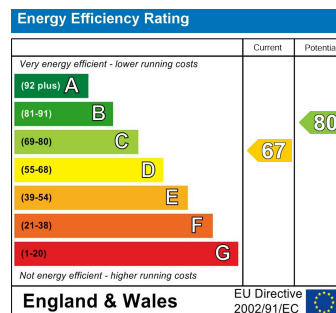
The vendor has advised the following:

Property Tenure is Freehold

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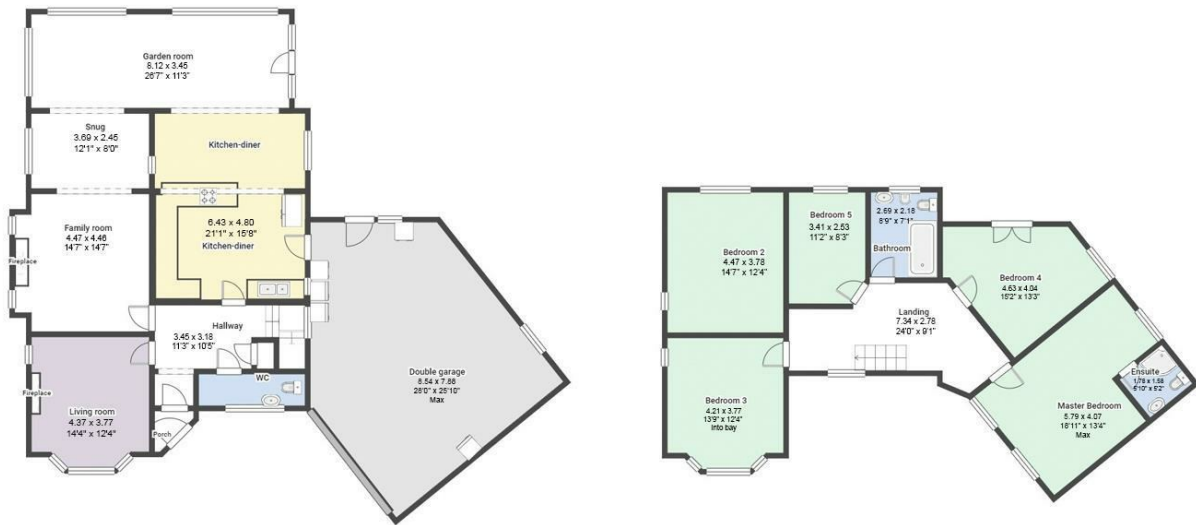
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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