

HoldenCopley

PREPARE TO BE MOVED

Clarks Lane, Beeston, Nottinghamshire NG9 5BL

£650,000

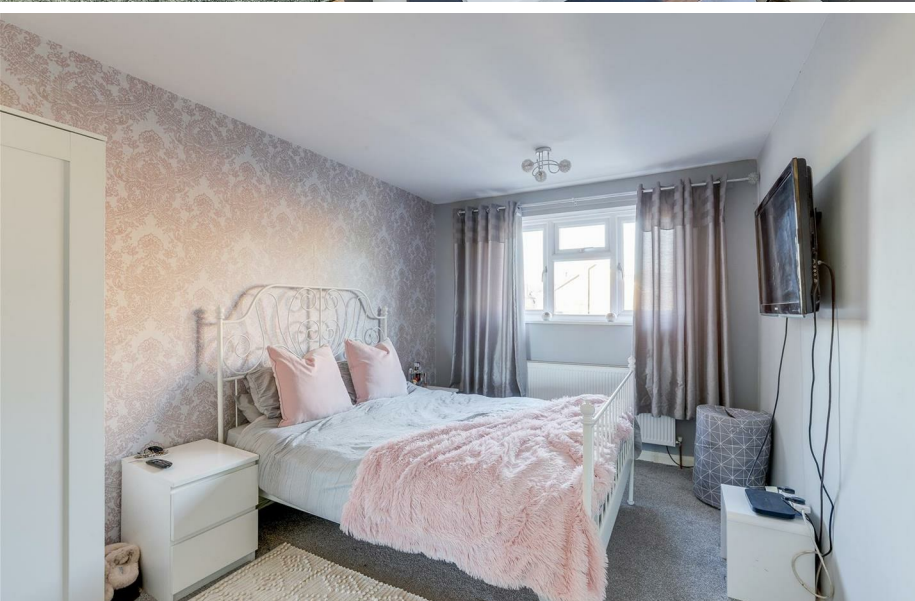
Clarkes Lane, Beeston, Nottinghamshire NG9 5BL



BEAUTIFULLY PRESENTED DETACHED FAMILY HOME....

This stunning four-bedroom detached home has been extended and completely reimagined by the current owners, offering an exceptional standard of modern family living. Beautifully presented throughout, this property is perfect for buyers looking to move straight in without the need for any work. Upon entering, you are welcomed by an entrance hall leading to a versatile ground floor layout, ideal for multi-generational living. A stylish shower room, a utility room, and an office provide practicality, while the separate sitting room offers a cozy retreat. The highlight of the home is the expansive open-plan living area, seamlessly flowing into a modern fitted kitchen diner, complete with high-end integrated appliances and bi-folding doors that open directly onto the garden—perfect for entertaining. With its flexible design, the ground floor can easily be adapted for an elderly family member or someone in need of single-level living, providing comfort and independence. The first floor boasts four double bedrooms. The master suite is a true sanctuary, featuring a vaulted ceiling, a Juliet balcony, and a contemporary en-suite bathroom. The remaining bedrooms are served by a luxurious four-piece family bathroom, complete with a freestanding bathtub. Externally, the property continues to impress. To the front, a large block-paved driveway provides ample parking for up to five vehicles, alongside a detached garage that exceeds standard size—ideal for extra storage or a workshop. The rear garden has been beautifully landscaped for low-maintenance living, featuring a stylish combination of a patio, decking, a shed, and an artificial lawn with decorative stone borders, all set within a desirable east-facing aspect that captures the morning sun. This exceptional home offers a perfect balance of space, style, and versatility, making it an ideal choice for growing families or those seeking adaptable living arrangements.





- Detached Family Home
- Four Double Bedrooms
- Modern Fitted Kitchen Diner With Integrated Appliances & Utility Room
- Two Spacious Reception Rooms
- Versatile Office
- Ground Floor Shower Room
- Four Piece Bathroom Suite & En-Suite
- Large Driveway & Detached Garage
- Beautifully Landscaped Private East Facing Rear Garden
- Sought After Location





LOCATION

Beeston is a vibrant and well-connected suburb offering a perfect blend of urban convenience and natural beauty. The area boasts a wide range of shops, supermarkets, cafes, and restaurants, catering to all daily needs and providing a lively community atmosphere. Families are well-served by highly regarded schools and excellent educational facilities, making it a popular choice for those with children. Beeston benefits from fantastic transport links, including a tram network, regular bus services, and easy access to the A52 and M1, ensuring seamless travel to Nottingham city centre, nearby towns, and beyond. For nature lovers, the stunning Attenborough Nature Reserve is just a short distance away, offering picturesque walking trails, wildlife spotting, and tranquil lakes—perfect for outdoor activities and relaxation. With its prime location, excellent amenities, and great connectivity, Beeston remains a highly desirable place to live.

GROUND FLOOR

Entrance Hall

13'7" x 9'4" (max) (4.16m x 2.87m (max))
The entrance hall has a UPVC double-glazed window to the side elevation, tiled flooring, carpeted stairs, a vertical radiator and a full length obscure double-glazed window with a single composite door providing access into the accommodation.

Shower Room

6'9" x 5'6" (2.08m x 1.69m)
The shower room has a low level concealed flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a heated towel rail and a UPVC double-glazed obscure window to the side elevation.

Utility Room

9'4" x 9'0" (max) (2.85m x 2.75m (max))
The utility room has a range of gloss handleless fitted base and wall units with worktops, space for an American style fridge-freezer, space and plumbing for a washing machine and tumble dryer, engineered wood flooring, a radiator, partially tiled walls, a wall-mounted boiler and a UPVC double-glazed window to the side elevation.

Office

9'2" x 8'7" (2.81m x 2.63m)
The office has a UPVC double-glazed window to the side elevation, engineered wood flooring, a radiator and recessed spotlights.

Living Room

18'10" x 17'8" (5.75m x 5.39m)
The living room has engineered wood flooring, a radiator, a vertical radiator, a recessed chimney breast alcove, built-in log storage, shelving with recessed spotlights, coving and open access into the kitchen diner.

Kitchen Diner

32'3" x 13'7" (9.83m x 4.15m)
The kitchen diner has a range of fitted gloss handleless base and wall units with worktops and a matching breakfast bar island with a pull up tower socket, an integrated double oven, microwave, coffee machine, dishwasher and fridge-freezer, a gas hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, engineered wood flooring, a radiator, a vertical radiator, partially tiled walls, recessed spotlights, velux windows to the ceiling, UPVC double-glazed windows to the rear and side elevations, UPVC double French doors and UPVC bi-folding doors both providing access out to the garden.

Sitting Room

14'6" x 13'8" (4.42m x 4.17m)
The sitting room has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a vertical radiator, recessed spotlights and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

19'0" x 12'10" (max) (5.80m x 3.93m (max))
The landing has carpeted flooring, two built-in double door storage cupboards, access into the boarded loft via a drop-down ladder, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

14'5" x 9'5" (max) (4.40m x 2.89m (max))
The main bedroom has a UPVC double-glazed window to the front elevation, velux windows to the ceiling, UPVC double French doors to the Juliet balcony, carpeted flooring, a radiator, a built-in double door wardrobe, recessed spotlights and access into the en-suite.

En-Suite

8'11" x 3'9" (2.73m x 1.15m)
The en-suite has a low level concealed flush W/C, a wall-mounted wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

14'4" x 9'5" (4.38m x 2.88m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

11'1" x 10'11" (3.40m x 3.35m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four

11'7" x 10'0" (max) (3.54m x 3.07m (max))
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in double door wardrobe.

Bathroom

11'4" x 7'4" (3.46m x 2.25m)
The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a freestanding double-ended bathtub with a freestanding swan neck mixer tap with a hand-held shower, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, vinyl tiled flooring, tiled walls, a chrome heated towel rail, an electric shaving point and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a large block paved driveway that leads to a garage, courtesy lighting and a single wooden gate providing rear access.

Rear

To the rear is a private east-facing garden with courtesy lighting, an outdoor tap, a patio, a shed, decking and an artificial lawn with a decorative stone border.

Garage

17'1" x 8'5" (5.23m x 2.57m)
The garage has lighting, a window and double wooden doors.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G, most 3G & 5G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues - No

DISCLAIMER

The vendor has informed us that the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

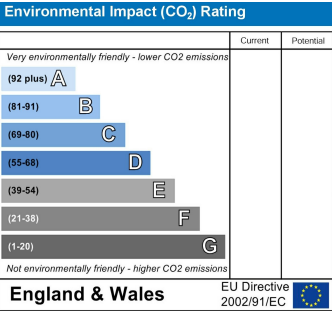
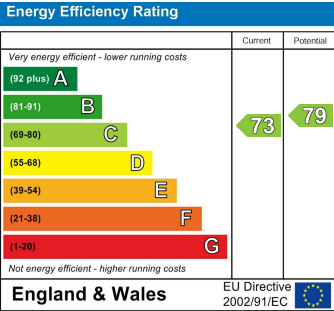
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Clarkes Lane, Beeston, Nottinghamshire NG9 5BL

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.