

# HoldenCopley

PREPARE TO BE MOVED

Derby Road, Beeston, Nottinghamshire NG9 3AP

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Offers In The Region Of £650,000

Derby Road, Beeston, Nottinghamshire NG9 3AP



## DETACHED FAMILY HOME...

This impressive four-bedroom detached home offers generously proportioned accommodation, ideal for a family buyer. Situated in a sought-after location, the home benefits from close proximity to a wealth of local amenities, including Wollaton Hall and Deer Park, a variety of shops, excellent transport links, and access to highly regarded school catchments. The ground floor features an entrance hall, a convenient W/C, and four versatile reception rooms, currently configured as a family room, games room, living room, and office, with the option to convert one into a fifth bedroom if desired. The modern fitted kitchen and light-filled conservatory both enjoy double French doors leading out to the rear garden, creating a seamless flow for indoor-outdoor living and entertaining. Upstairs, there are four well-proportioned bedrooms, including a spacious master suite with a private en-suite and a walk-in wardrobe. A four-piece family bathroom and access to a boarded loft complete the first-floor layout. Externally, the property boasts a block-paved driveway with an electric vehicle charging point to the front. It is further enhanced by electric gates with an intercom system, offering both convenience and privacy. The home also benefits from comprehensive CCTV coverage, monitoring the front, side, and rear of the property for added peace of mind. To the rear is a private, south-facing garden featuring a patio area, well-maintained lawn, a storage shed, and a detached outbuilding currently utilised as a gym—offering excellent potential for a home office or studio.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen
- Four Versatile Reception Rooms
- Conservatory
- Ground Floor W/C
- Four Piece Bathroom Suite & En-Suite
- Driveway With Electric Gates, An Intercom & Electric Vehicle Charging Point
- Private South-Facing Garden With Detached Outbuilding
- Sought After Location





## GROUND FLOOR

### Entrance Hall

16'3" x 8'11" (4.97m x 2.73m)

The entrance hall has carpeted flooring and stairs, built-in under stairs storage, a vertical mirrored radiator, recessed spotlights and a single composite door providing access into the accommodation.

### W/C

4'1" x 3'3" (1.27m x 1.00m)

This space has a low level flush W/C, a wash basin with fitted storage, tiled flooring and walls, a heated towel rail, a recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

### Family Room

13'11" into bay x 13'10" (4.25m into bay x 4.22m)

The family room has a UPVC double-glazed bay window to the front elevation, carpeted flooring and interlocking rubber floor tiles and a radiator.

### Games Room

13'11" into bay x 8'1" (4.25m into bay x 2.48m)

The games room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a built-in cupboard and recessed spotlights.

### Kitchen

20'6" x 8'9" (6.26m x 2.68m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding range cooker with an extractor hood, space for a fridge-freezer, space and plumbing for a washing machine, an inset stainless steel sink with draining grooves and a swan neck mixer tap, tiled flooring and walls, a chrome heated towel rail, wall-mounted light fixtures, recessed spotlights, a panelled ceiling, a UPVC double-glazed window to the side elevation and double French doors providing access out to the garden.

### Living Room

14'11" x 14'6" (4.56m x 4.42m)

The living room has carpeted flooring, two radiators, wall-mounted light fixtures, coving and panelling to the ceiling and open access into the office and dining room.

### Office

14'2" x 7'6" (4.34m x 2.29m)

The office has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and recessed spotlights.

### Conservatory

14'6" x 12'11" (4.44m x 3.95m)

The conservatory has double-glazed windows to the rear and side elevations, wood-effect flooring, a radiator, wall-mounted light fixtures, a polycarbonate roof with velux windows and double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

22'5" max x 10'1" (6.85m max x 3.09m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, two radiators, recessed spotlights, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

### Master Bedroom

13'10" x 11'1" (4.22m x 3.38m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights and open access into the walk in wardrobe.

### Walk In Wardrobe

8'2" x 5'8" (2.50m x 1.74m)

The walk in wardrobe has carpeted flooring, a radiator, a fitted open wardrobe with shelving and drawers, recessed spotlights and open access into the en-suite.

### En-Suite

8'2" x 4'7" (2.49m x 1.41m)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower, recessed wall alcoves, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

13'10" x 11'10" (4.23m x 3.61m)

The second bedroom has UPVC double-glazed window to the front and side elevations, carpeted flooring, a radiator, fitted floor to ceiling wardrobes with drawers and a dressing table and recessed spotlights.

### Bedroom Three

10'5" x 8'0" (3.19m x 2.46m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, built-in wardrobes and recessed spotlights.

### Bedroom Four

8'10" x 8'5" (2.70m x 2.57m)

The fourth bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator, fitted wardrobes, a picture rail and coving.

### Bathroom

10'7" x 8'9" (3.23m x 2.67m)

The bathroom has a low level flush W/C with a bidet hose, a wall-mounted wash basin with fitted storage, a two person fitted jacuzzi bath with a hand-held shower, a fitted shower enclosure with a mains-fed over the head rainfall shower, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a block paved driveway access via an electric gate with an intercom, an electric vehicle charging point, courtesy lighting, CCTV and a single iron gate providing rear access.

### Rear

To the rear is a private south-facing garden with a fence panelled boundary, CCTV, a patio, a lawn, a shed and a detached outbuilding.

### Gym

20'10" x 10'9" (6.37m x 3.28m)

The gym has double-glazed windows, interlocking rubber floor tiles, power points, recessed spotlights and double French doors.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

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

The information regarding service charge has been obtained from the vendor. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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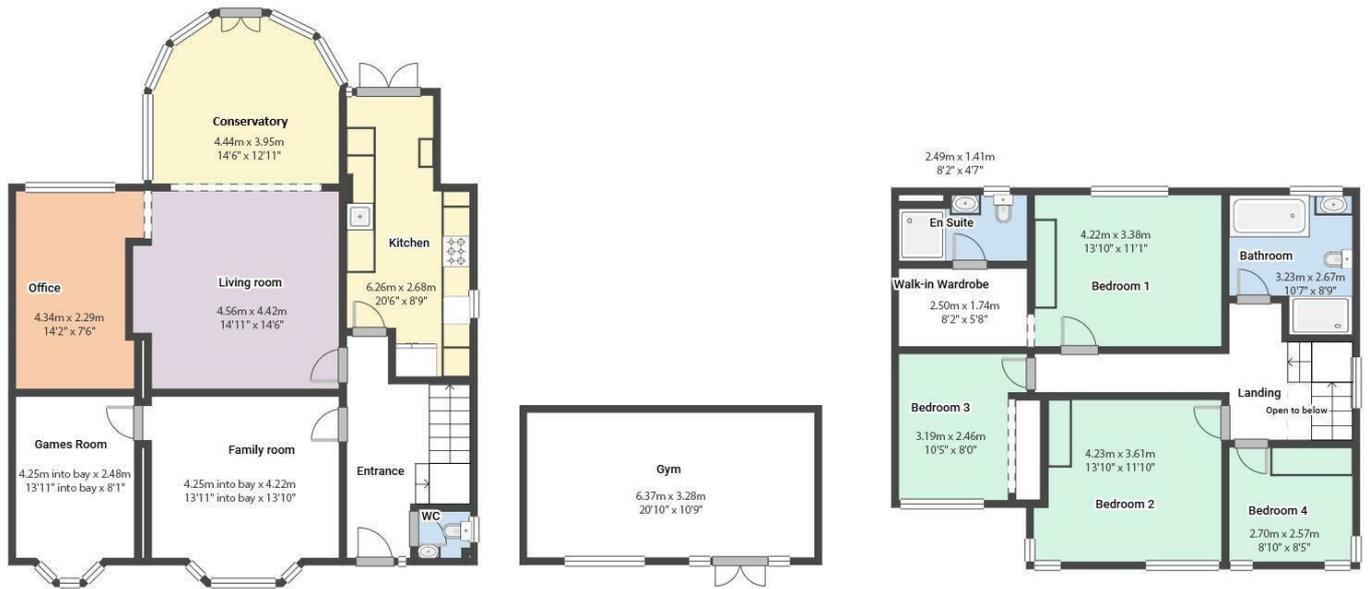
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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