

# HoldenCopley

PREPARE TO BE MOVED

Perkins Way, Beeston, Nottinghamshire NG9 5JD

---

Guide Price £360,000 - £370,000



Perkins Way, Beeston, Nottinghamshire NG9 5JD





GUIDE PRICE £360,000 to £370,000

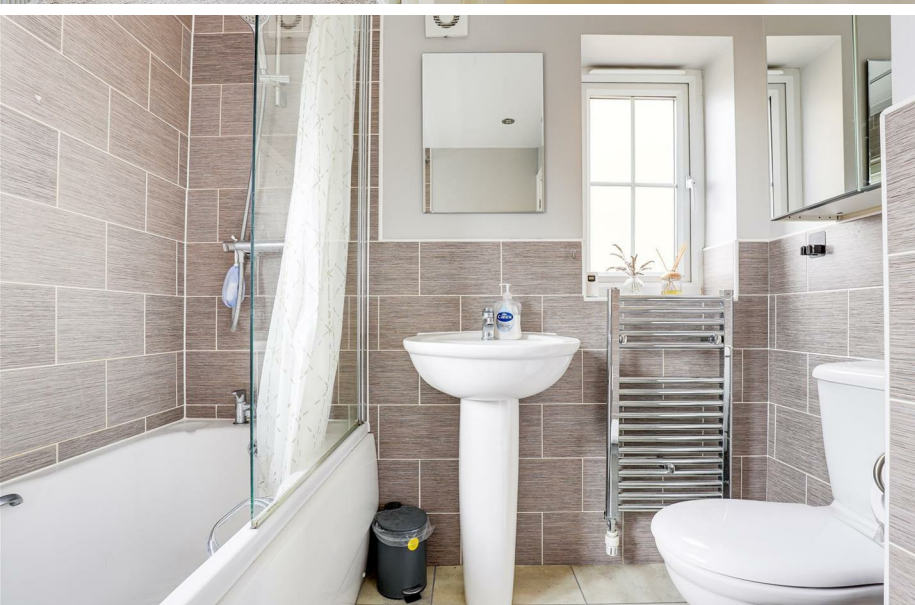
#### DETACHED FAMILY HOME...

Located in a popular area, just a short distance from Chilwell Meadow Nature Reserve, this well-presented detached house offers an ideal living space for a growing family. The property is conveniently close to local shops, schools, and other essential amenities, making it perfect for those looking for a balanced lifestyle between nature and convenience. As you enter the house, the welcoming entrance hall provides access to the ground floor W/C and leads through to a modern fitted kitchen. The spacious living room, designed for both comfort and family gatherings, features double French doors that open into the bright and airy conservatory. The conservatory provides an additional space for relaxation or dining, with further French doors that lead directly out to the rear garden. Upstairs, the property comprises three bedrooms. The master bedroom benefits from its own en-suite, offering a touch of privacy and convenience. The remaining two bedrooms are serviced by a three-piece family bathroom. Externally, the front of the property features a lawn, courtesy lighting, and a driveway leading to a single garage. The garage is equipped with an up-and-over door and also provides access to the games room at the rear. This versatile space, complete with wood-effect flooring, recessed spotlights, and a door opening to the garden. The rear garden is enclosed and offers a spacious patio area. The well-maintained lawn is bordered by gravel pathways, and mature plants, shrubs, and bushes add a touch of greenery and privacy. The garden is enclosed by a charming painted brick wall and fence panelled boundary, creating a peaceful and private outdoor retreat.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- En-Suite to the Master Bedroom
- Three-Piece Bathroom Suite & Ground Floor W/C
- Garage With A Games Room
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

12'1" x 4'0" (3.70m x 1.23m)

The entrance hall had wood-effect flooring, carpeted stairs, an in-built cupboard, and a composite door providing access into the accommodation.

W/C

2'9" x 5'0" (0.85m x 1.54m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, an extractor fan, partially tiled walls, and tiled flooring.

Kitchen

7'6" x 12'1" (2.29m x 3.68m)

The kitchen has a range of fitted base and wall units, with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, an integrated washing machine and dishwasher, an integrated fridge freezer, space for a dining table, a radiator, recessed spotlights, tiled splashback, tiled flooring, and a UPVC double glazed window to the front elevation.

Living Room

14'6" x 14'11" (4.43m x 4.57m)

The living room has carpeted flooring, two radiators, an in-built cupboard, a TV point, carpeted flooring, UPVC double glazed window to the rear elevation, and double French doors opening into the conservatory.

Conservatory

11'1" x 8'10" (3.40m x 2.70m)

The conservatory has wood-effect flooring, a radiator, a UPVC double glazed surround and roof, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

2'10" x 12'1" (0.87m x 3.70m)

The landing has an in-built cupboard, carpeted flooring, access into the boarded loft via a pull-down ladder with lighting, and access to the first floor accommodation.

Master Bedroom

11'11" x 8'3" (3.65m x 2.53m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, two fitted wardrobes, carpeted flooring, and access into the en-suite.

En Suite

8'3" x 4'3" (2.52m x 1.31m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a shaver socket, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Two

10'2" x 8'3" (3.12m x 2.52m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe with sliding doors, and carpeted flooring.

Bedroom Three

6'5" x 8'10" (1.96m x 2.70m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe, and carpeted flooring.

Bathroom

7'1" x 6'5" (2.16m x 1.96m)

The bathroom has UPVC double glazed obscure windows to the front and side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn, a driveway to the garage.

Garage

6'1" x 8'1" (1.87m x 2.48m)

The garage has an up-and-over door, and access into the games room.

Games Room

8'1" x 10'11" (2.48m x 3.33m)

The games room has wood-effect flooring, recessed spotlights, and a door opening to the rear garden.

Rear

To the rear of the property is an enclosed garden with a spacious patio area a lawn, gravelled borders, established plants, bushes and shrubs, and a painted brick wall with a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

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.

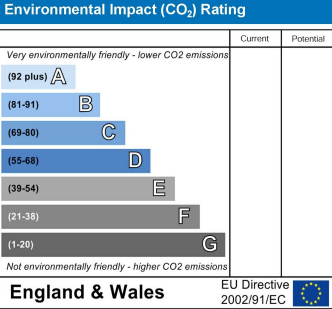
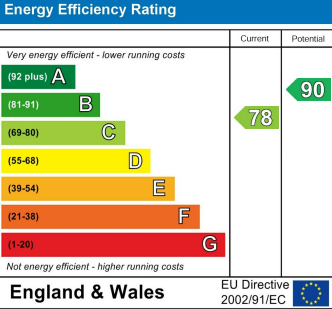
The vendor has advised the following:

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.





Perkins Way, Beeston, Nottinghamshire NG9 5JD

**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](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://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.