

# HoldenCopley

PREPARE TO BE MOVED

Meadow Road, Beeston, Nottinghamshire NG9 1JR

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Offers Over £325,000

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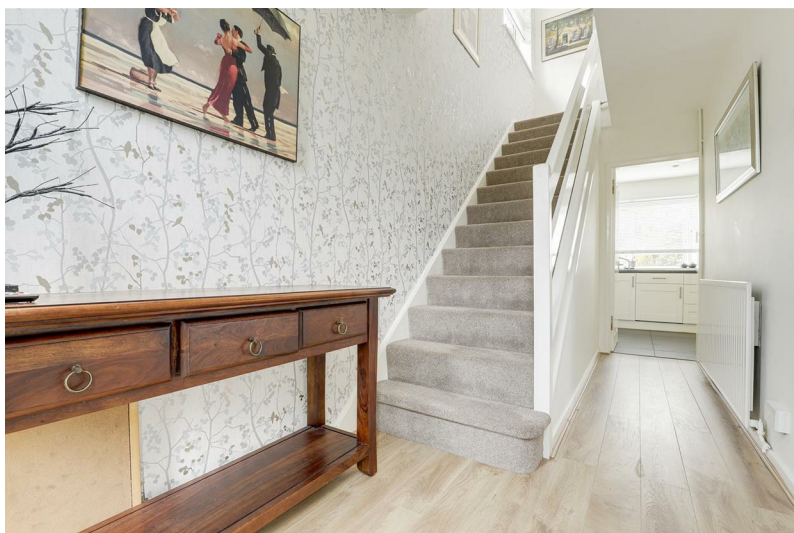


OFFERS OVER £325,000

### WELL-PRESENTED DETACHED FAMILY HOME...

This well-presented and beautifully maintained three-bedroom detached home offers spacious and stylish accommodation throughout, making it an ideal purchase for a range of buyers looking to move straight in. The property is perfectly situated in a sought-after area, just a short distance from Beeston Marina and Beeston High Street, which boasts a wide variety of shops, pubs, cafés, restaurants, and excellent transport links. To the ground floor, the accommodation comprises an entrance hall, a spacious reception room featuring a fireplace, and a modern fitted kitchen-diner complete with integrated appliances and space for dining. The conservatory offers additional living space and benefits from double French doors opening out to the rear garden. The first floor carries three bedrooms, two of which benefit from fitted wardrobes, along with a modern shower room and loft access providing additional storage space. Outside, to the front of the property there is a block-paved driveway providing off-road parking, while to the rear is a private, enclosed garden with a paved patio seating area and a lawn. This property would make an excellent choice for professional couples, or families seeking a ready-to-move-in home in a desirable location.

NO UPWARD CHAIN





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner
- Spacious Reception Room & Conservatory
- Contemporary Shower Room
- Off-Road Parking
- Private Enclosed Rear Garden
- Sought After Location
- Well-Presented Throughout
- No Upward Chain





GROUND FLOOR

Hall

15'6" x 5'10" (4.74m x 1.80m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

11'4" x 16'2" (3.47m x 4.93m)

The living room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a feature fireplace with a decorative surround and coving.

Kitchen

8'10" x 17'7" (2.71m x 5.38m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, dishwasher and fridge-freezer, a gas hob with an extractor hood, a sink and a half with a drainer, space and plumbing for a washing machine, space for a dining table, tiled flooring, a radiator, a built-in under the stairs cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation, a single UPVC door providing side access and UPVC sliding patio doors providing access into the conservatory.

Conservatory

11'6" x 10'9" (3.53m x 3.28m)

The conservatory has UPVC double-glazed UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'7" x 11'4" (2.03m x 3.46m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'0" x 11'6" (3.37m x 3.53m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fitted wardrobe with a dressing table and drawers.

Bedroom Two

12'5" x 8'9" (3.80m x 2.68m)

The second bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, a fitted triple wardrobe with over the head cupboards and coving.

Bedroom Three

7'0" x 6'5" (2.15m x 1.96m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring and a radiator.

Bathroom

5'8" x 6'5" (1.74m x 1.98m)

The bathroom has a low level flush W/C, a wall-mounted vanity style wash basin, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, 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.

OUTSIDE

Front

To the front is a block paved driveway and a garden with mature shrubs and trees.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, mature shrubs and trees, decorative stones and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

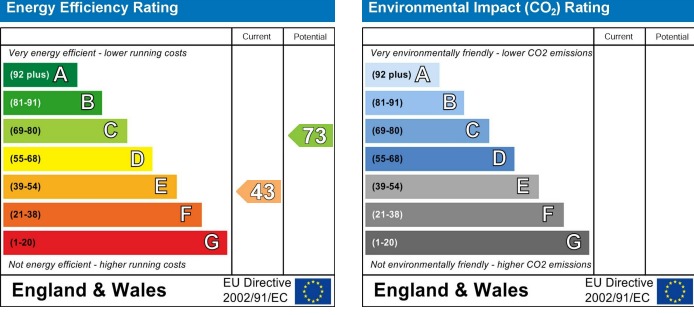
The vendor has advised the following:

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.

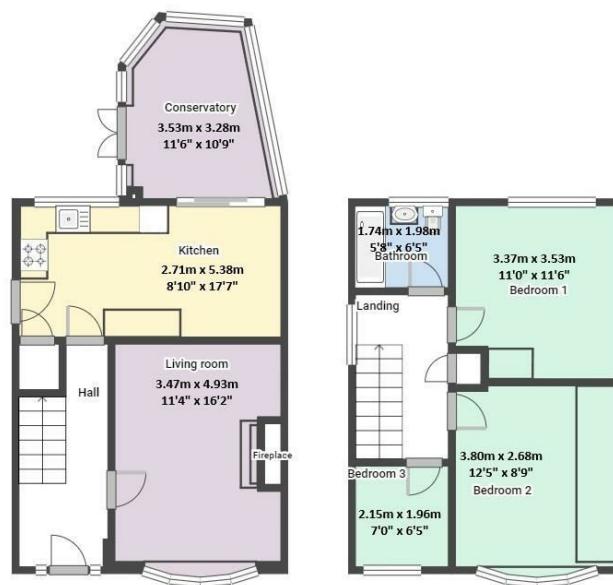
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



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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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