



Four-bedroom Detached House located in Beeston.

Offers Over
£550,000

Find us on..



M | **MERRITT ESTATES**
LETTINGS & PROPERTY MANAGEMENT

7 Forge Hill Beeston Nottingham NG9 5DW



4



1



2



D



1,7
82

FULL DESCRIPTION

A simply unique four-bedroom detached family home, situated in a quiet and peaceful cul-de-sac location. Accommodation spread over four floors, including a garden workshop/studio. Benefitting from ample off-road parking and double garaging.

Briefly, internal accommodation comprises of an entrance hallway, bedroom four and a WC to the ground floor, with a kitchen/diner, spacious lounge and office/study on the second floor. To the third floor, three good sized double bedrooms and family bathroom.

Entrance Hall - useful built in storage cupboard, stairs leading to the first floor and door leading into Bedroom four & W/C

Bedroom Four - double glazed windows to the front aspect, wooden flooring, radiator and useful storage area to the rear housing the boiler.

WC - Fitted WC, corner wash hand basin, tiled splash back, wall mounted heated towel rail and double-glazed window to the side aspect.

Kitchen & Breakfast room - Fitted with a range of modern wall, base and drawer units, 1 ½ bowl sink and drainer unit with mixer tap. Integrated stainless steel electric oven with gas hob and extractor fan. Washing machine space with plumbing, integrated dishwasher, laminate flooring, double glazed window to the rear aspect and patio doors to the side access.

Lounge/Diner - Triple aspect windows to the front, rear and side, feature open gas fireplace with tiled hearth, bamboo flooring, two radiators and aluminium double glazed Bi-fold doors leading onto the patio.

Study - double glazed windows to front and rear aspect, carpet flooring and radiator.

Bedroom One - double glazed window rear aspect, built in wardrobes, carpet flooring and radiator.

Bedroom Two - double glazed window to the front aspect, built in wardrobes, carpet flooring and radiator.

Bedroom Three - double glazed windows to the rear and side and radiator.

Bathroom - three piece bathroom suite comprising of, panelled bath with mains control shower over, glass screen, wash hand basin and WC. Walls are part tiled, wall mounted heated towel radiator, airing cupboard housing the hot water cylinder and double-glazed window to the side aspect.

Games Room - Double glazed window to front aspect, power and electricity and door to the rear.

Double Garage - Two electric rolling doors to the front, power and electricity and door to the rear.

Externally, to the front a well-maintained small garden with a mixture of trees and shrubs. Ample space for several vehicles and side gate access, leading to the rear garden, a fully enclosed area with patio, raised lawn and a variety of beds and boarders. A studio/workshop stands prominent which is useful for extra storage.

This property is ideal for a range of potential buyers and having been upgraded throughout, this is one not to be missed with early viewing highly recommended.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

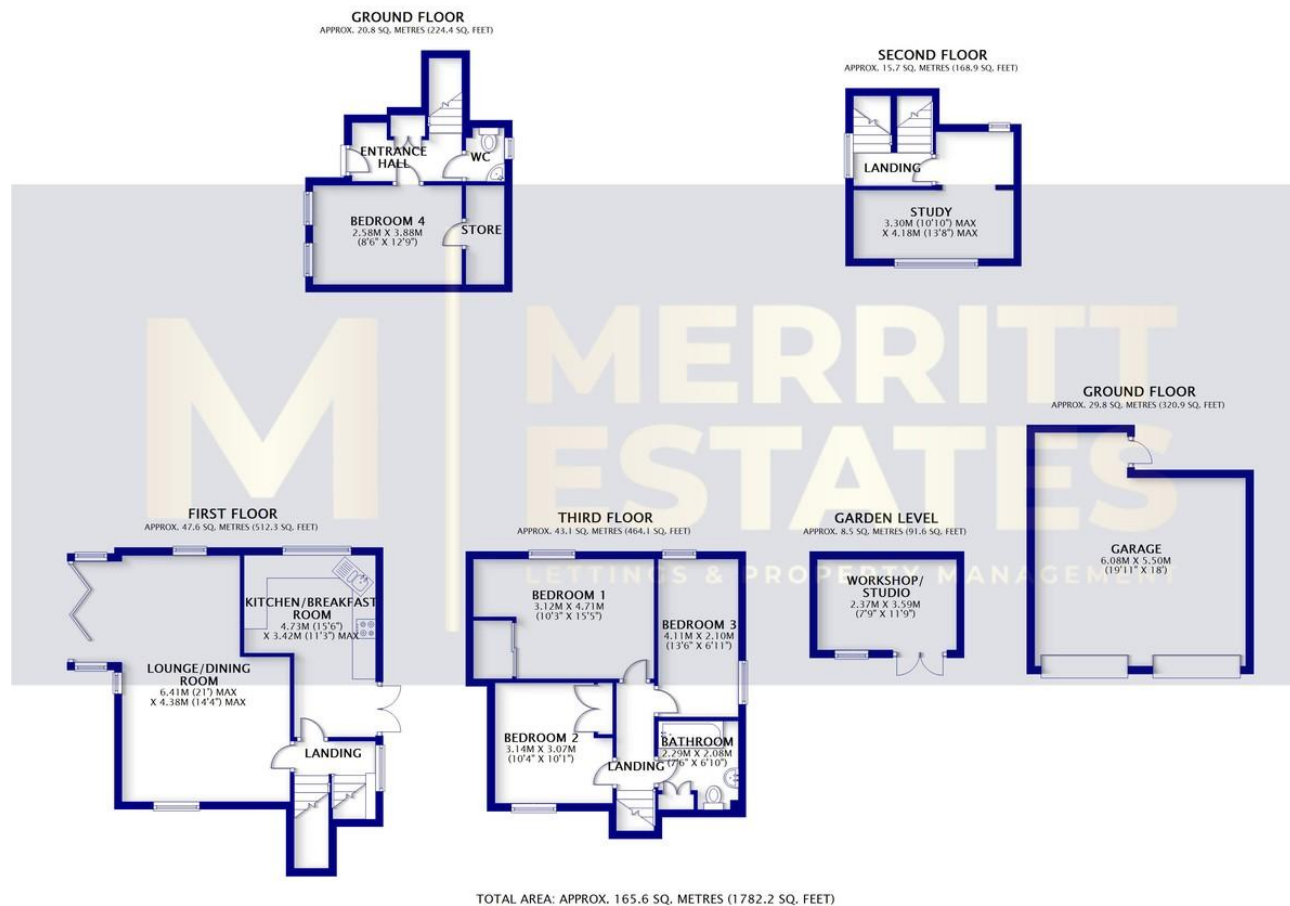


Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



CONTACT

Q106 The Quadrant, Nuart
Road, Beeston, Nottingham,
Nottinghamshire, NG9 2NH

E info@merrittstates.com

T 01156463924

www.marriottestates.com

Find us on..

