



**Two Bedroom  
Detached  
Bungalow  
located in  
Beeston.**

Offers Over  
£310,000

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**MERRITT ESTATES**  
SALES, LETTINGS & PROPERTY MANAGEMENT

201B  
Cator Lane North  
Beeston  
Nottingham  
NG9 4BL



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77.04  
sq m

A beautifully presented, bright and contemporary two-bedroom detached bungalow, situated in a peaceful and highly sought-after cul-de-sac location, conveniently placed for a wide range of local amenities.

This excellent quality detached bungalow has been comprehensively upgraded in recent years and now offers stylish, modern living with high-quality fixtures and fittings throughout. The property represents a rare opportunity and will appeal to a broad range of purchasers, particularly those seeking to downsize without compromise.

The well-planned accommodation briefly comprises an entrance kitchen/diner, inner hallway, spacious living room, separate W.C., bathroom, a generous principal bedroom with walk-in wardrobe, and a further double bedroom.

Externally, the property benefits from a driveway to the front providing ample off-road parking, leading to an integral garage. There is an attractive gravelled area and a well-stocked front garden. To the rear, the enclosed garden is attractively landscaped with large patio area, small lawn with established beds and borders-ideal for both relaxation and entertaining.

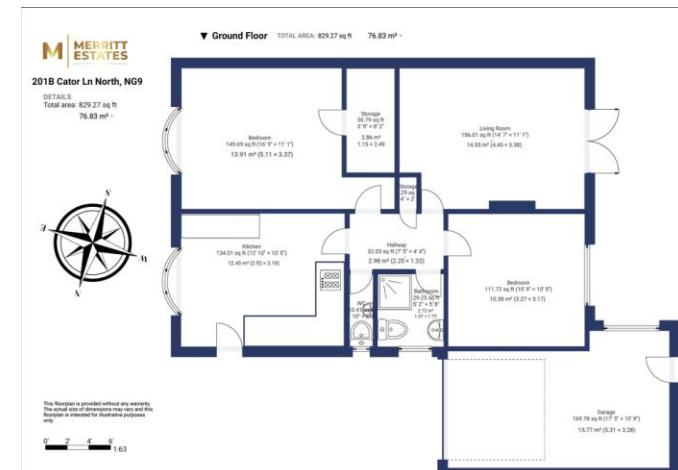
Occupying an enviable and quiet position within easy reach of local shops, parks, bus routes and the NET tram network, this property offers both comfort and convenience. An internal viewing is highly recommended to fully appreciate the quality and location on offer.

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.

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.

## FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		79 C
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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