



4

Bedrooms



2

Bathrooms



Castle
Estates

Offers in excess of £398,000
Abbey Road, Beeston, NG9



Modern 4-Bedroom Semi-Detached Home in Prime Beeston Location

Located in the heart of Beeston, this spacious three-storey home offers modern living with excellent transport links and amenities nearby. Built less than 20 years ago, the property features a bright bay-fronted living room, a stylish kitchen/diner, four well-sized bedrooms, and a low-maintenance garden. With a driveway, garage, and EPC rating B, this home is perfect for families or professionals.

Spacious & Modern 4-Bedroom Semi-Detached Home in Prime Beeston Location

Located in the heart of Beeston, this beautifully presented **four-bedroom, three-storey semi-detached home** offers generous living space, modern features, and an excellent location. Built just under 20 years ago, the property is ideal for families, professionals, or investors looking for a well-connected home close to key amenities.

Accommodation Overview

Ground Floor:

Upon entering, you are welcomed into a **spacious and bright living room**, enhanced by a charming bay window that floods the space with natural light. Opposite, the **modern kitchen and dining area** provide ample storage and enjoy delightful views over the rear garden. A **downstairs W/C** adds further convenience.

First Floor:

The first floor comprises **two well-proportioned bedrooms**, including a **spacious master suite with a large en-suite bathroom**. A **family bathroom** serves the remaining rooms on this level.

Second Floor:

The top floor offers **two further bedrooms**, one of which is currently utilised as a workshop, providing flexibility to suit a variety of needs.

External Features

- A **private driveway and garage** provide off-street parking.
- A **low-maintenance rear garden** offers an ideal outdoor retreat.

Additional Benefits

- **Solar panels** for enhanced energy efficiency.
- **Fire doors** for added safety.
- **Gas central heating** throughout.
- **EPC rating: B.**

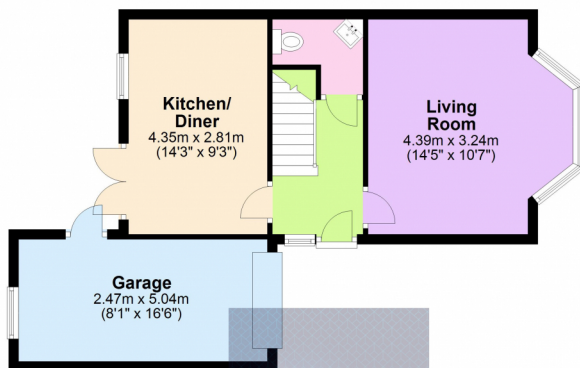
Prime Location

Positioned within **walking distance of Beeston town centre**, the property benefits from **excellent transport links, local amenities, and proximity to the University of Nottingham and the Queen's Medical Centre (QMC)**.

This is a fantastic opportunity to acquire a modern and well-located home in one of Beeston's most sought-after areas. **Enquire today to arrange a viewing.**

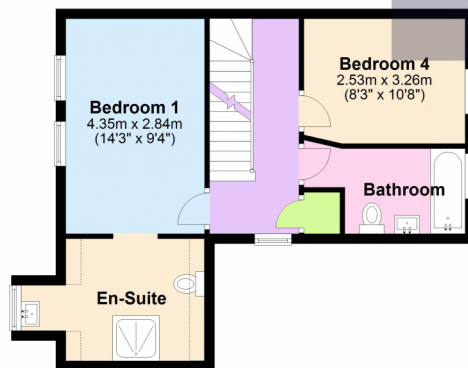
Ground Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



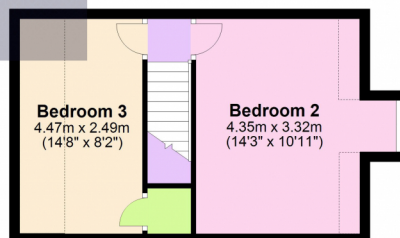
First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



Second Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 124.4 sq. metres (1338.9 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Abbey Road, Beeston, NG9

