



 **3**
Bedrooms

 **2**
Bathrooms



Beautifully Modernised 3-Bed Semi-Detached in Prime Beeston Location

This stunning, recently modernised three-bedroom semi-detached home is perfectly positioned in one of Beeston's most sought-after areas. Boasting a brand-new roof, stylish rear extension, and a spacious garden with modern decking, this is an ideal family home ready to move into. Within walking distance of excellent transport links, schools, shops, and local amenities – this could be your dream home!

Beautifully Modernised Three-Bedroom Semi-Detached Home in Prime Beeston Location

Welcome to this stunning three-bedroom semi-detached property, ideally situated in a highly sought-after area of Beeston. Recently modernised to an exceptional standard, this home boasts a brand-new roof, a high-quality rear extension, and a stylish modern decking area at the end of the spacious rear garden – perfect for relaxing or entertaining.

Step inside and you'll be greeted by a spacious, open-plan living and dining area – an ideal space for family gatherings and entertaining friends. This area flows seamlessly into the impressive rear extension, finished to a high standard with a skylight window and French doors that flood the space with natural light, providing a versatile area for indoor activities. On the other side, the modern kitchen offers ample storage and a practical layout for everyday living. The ground floor also benefits from a convenient downstairs WC and a utility area.

Upstairs, the property features three generously sized double bedrooms and a contemporary family bathroom. The master bedroom further benefits from its own stylish en-suite, adding a touch of luxury and privacy.

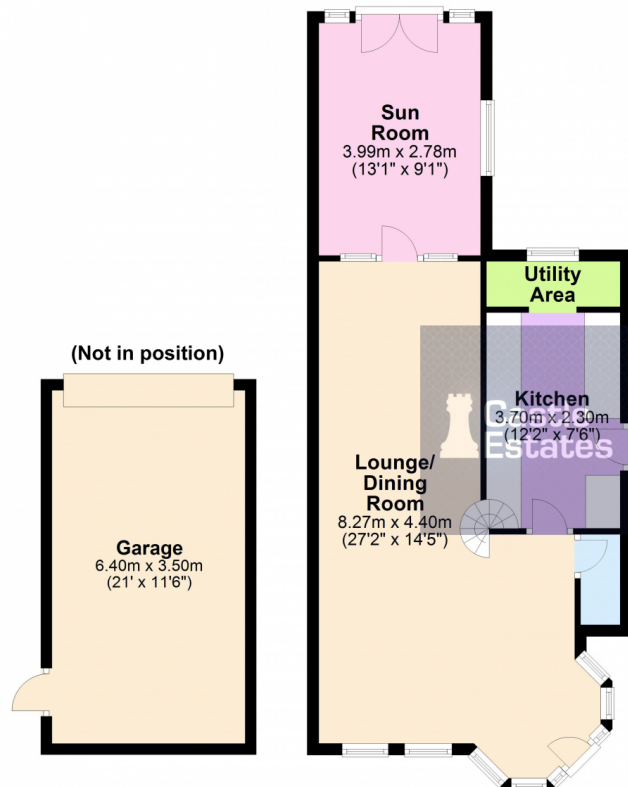
Outside, the large driveway at the front provides off-road parking for multiple vehicles. To the rear, you'll find a powered garage, a beautiful long garden, and the newly installed modern decking – an inviting space for outdoor living and entertaining.

Occupying an established and popular residential location, this wonderful home is within walking distance of excellent transport links, including bus stops, the NET tram, reputable schools, local shops, parks, and a wide range of amenities.

This beautifully presented property could be your dream home – don't miss out! Call us today to arrange your viewing.

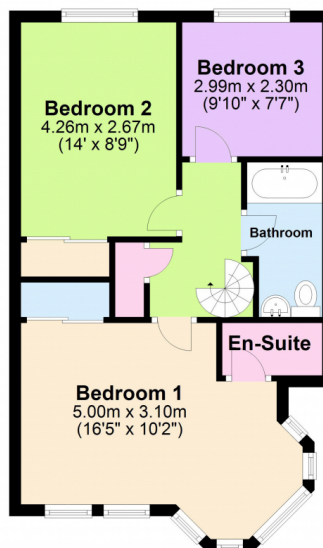
Ground Floor

Approx. 53.8 sq. metres (579.4 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 96.1 sq. metres (1034.9 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		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Bramcote Avenue, Beeston, NG9 4FE

