



 **2**
Bedrooms

 **1**
Bathroom



Modern two-bedroom home, only three years old, located in a prime area of Beeston. Within walking distance of Beeston Train Station, High Road amenities, schools, and green spaces. Featuring an extended conservatory, off-road parking, and a private garden, this property is ideal for first-time buyers, small families, or downsizers. EPC Rating: B.

Modern Two-Bedroom Home in Prime Beeston Location

Situated in a highly sought-after area of Beeston, this modern two-bedroom house is only around three years old and perfectly combines contemporary living with everyday convenience. Ideally located within walking distance of **Beeston Train Station**, offering direct routes to **Nottingham and London**, this home also enjoys excellent access to **local amenities, Beeston High Road, reputable schools**, and **beautiful green spaces** such as Weir Recreation Ground and Attenborough Nature Reserve.

Upon entering, you're welcomed by a **handy front porch**, ideal for coats and shoes, leading into a **bright and spacious living room**. The **modern kitchen** offers ample storage and quality fitted appliances, flowing seamlessly into the **extended conservatory**, which provides additional living space — perfect for dining, entertaining, or relaxing with family. The **ground floor** also benefits from a convenient **downstairs WC**.

Upstairs, there are **two well-proportioned double bedrooms**, with the **master bedroom featuring a built-in wardrobe**. A **stylish three-piece bathroom suite** completes the first floor.

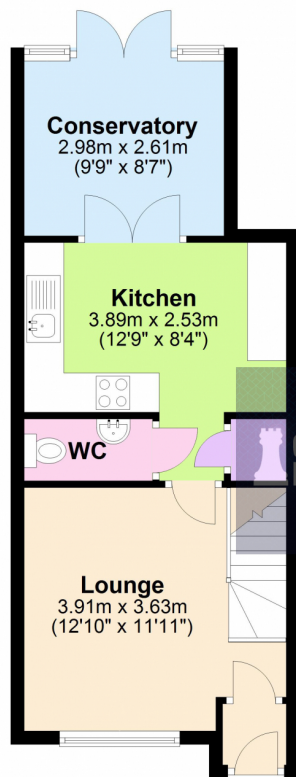
Externally, the property offers a **driveway with parking for two vehicles** and a **private, low-maintenance rear garden**, ideal for outdoor activities or simply unwinding in the sunshine. The property also boasts an **impressive EPC rating of B**, ensuring energy efficiency and lower running costs.

This fantastic home is ideal for **first-time buyers, small families, or those looking to downsize**.

Call us today to arrange your viewing — don't miss out on this beautiful modern home in the heart of Beeston!

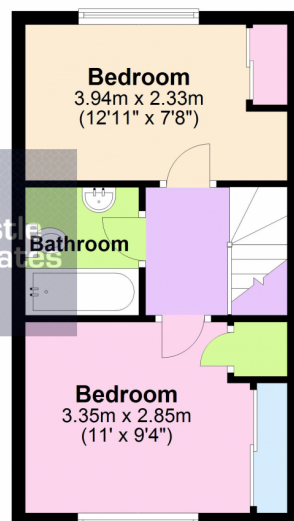
Ground Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.3 sq. feet)



Total area: approx. 65.6 sq. metres (705.8 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	84	
(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: Marconi Drive, Beeston, NG9 1NX

