



Bletchley Close Middleton
Crescent,
Beeston, Nottingham

£800,000 Freehold

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Constructed by Swallow Hill Homes, this fabulous property sits within a small and exclusive development of 14 premium properties in Beeston.

Sunset House provides a luxurious and contemporary living space that briefly comprises; a generous entrance hall with WC and utility off, an impressive open plan kitchen/dining area and spacious living room.

Rising to the first floor, there is a bright and airy landing, master bedroom with en-suite and particularly impressive master en-suite bedroom with bi-fold doors leading directly on the landscaped rear garden, three further double bedrooms, storage cupboard and family bathroom.

Outside, the property has a driveway to the front with ample car standing and lawned area. To the rear, the property has a landscaped garden with a patio area and lawn.



Entrance Hallway

23'7" x 8'6" (7.2m x 2.6m)

Features tiled flooring with underfloor heating and inset ceiling spotlights. A feature oak balustrade leads to the first floor landing.

Kitchen Diner

29'2" x 13'9" (8.9m x 4.2m)

Features an extensive range of quality Symphony kitchen units, quartz work surfaces and splashback, island with NEFF hob and extractor, inset NEFF double electric ovens, one and a half bowl sink drainer unit with Quooker tap, integrated dishwasher, integrated wine cooler, tiled flooring with underfloor heating, inset ceiling spotlights and patio doors leading to one of two gardens that is located to the side of the property.

Lounge

17'4" x 16'0" (5.3m x 4.9m)

A generously sized lounge with bay window, inset ceiling spotlights and carpeted floor with underfloor heating.

Utility

12'9" x 9'6" (3.9m x 2.9m)

Features quality fitted wall and base units, quartz work surfaces, inset sink with mixer tap, plumbing for a washing machine and space for further appliances, tiled flooring with underfloor heating and a double glazed window.

WC

7'2" x 5'10" (2.2m x 1.8m)

With quality fitments in white comprising WC, wash hand basin inset to vanity unit, part-tiled walls, tiled flooring with underfloor heating, inset ceiling spotlights, extractor fan and UPVC double glazed window.

First Floor

Master En-suite Bedroom

17'4" x 12'9" (5.3m x 3.9m)

A generous space with inset ceiling spotlights, radiators and patio doors leading onto the rear patio and second lawned area. This lawned area can also be accessed via stairs from the ground floor garden.

En-suite

9'6" x 4'11" (2.9m x 1.5m)

With quality fitments in white comprising WC, twin wash hand basins inset to the vanity unit with shaver point above, double shower cubicle with mains controlled overhead shower and further shower handset, wall mounted heated towel rail, tiled flooring, fully tiled walls, inset ceiling spotlights and extractor fan and underfloor heating.

Bedroom Two

17'4" x 11'9" (5.3m x 3.6m)

With UPVC double glazed window, radiator and inset ceiling spotlights.

Bedroom Three

13'9" x 13'9" (4.2m x 4.2m)

With UPVC double glazed window, radiator and inset ceiling spotlights.

Bedroom Four

13'9" x 12'9" (4.2m x 3.9m)

With UPVC double glazed window, radiator and inset ceiling spotlights.

Family Bathroom

9'6" x 7'2" (2.9m x 2.2m)

With quality fitments in white comprising WC, bath with shower handset, wash hand basin inset to vanity unit with shave point, shower cubicle with mains controlled overhead shower and further shower handset, fully tiled walls, tiled flooring, UPVC double glazed window, inset ceiling spotlights, extractor fan, wall mounted towel rail and underfloor heating.

Outside

The property features two gardens and patio areas, the ground floor garden is to be found through the kitchen bifold doors and the first floor garden accessed via stairs from the ground floor garden or through the master bedroom.

Transport and Local Amenities

Bletchley Close is a small exclusive development with excellent links to the A52 and junction 25 of the M1. Beeston train station is easily accessible either by walking or by car and offers regular services to Central London. The nearest park and ride NET tram stop is situated a 10-minute drive away, in Chilwell. There are a range of bus services available from the nearby bus stops on the A52, including connecting links to Nottinghamshire, Derbyshire and East Midlands Airport.

Other Nearby Amenities:

QMC is accessible via car or public transport within 10 minutes.

Centres of Beeston and Nottingham offer a variety of shops and services and are accessible by a short car journey or regular public transport links.

Wollaton Hall and Deer Park is a short walk away.

Beeston Fields Golf Course is a five-minute drive away.

The University of Nottingham campus is easily accessible on foot.

Attenborough Nature Reserve is a short drive away.

Schools:

Trent College and Nottingham High School are a short drive away and are also accessible by public transport.

Nottingham Trent University can be accessed by regular public transport services from the A52 to Nottingham City Centre.

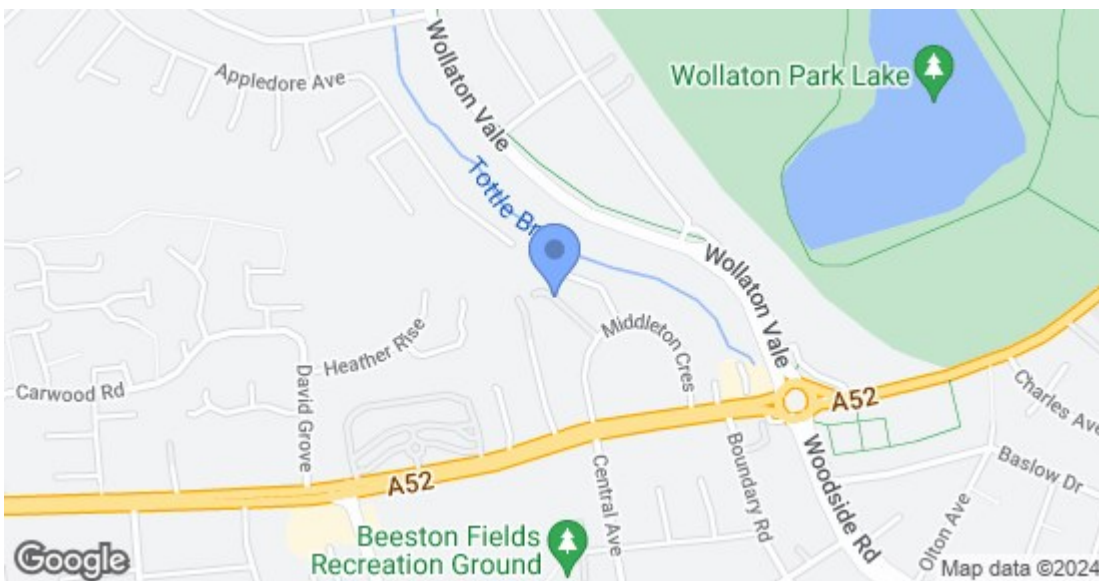
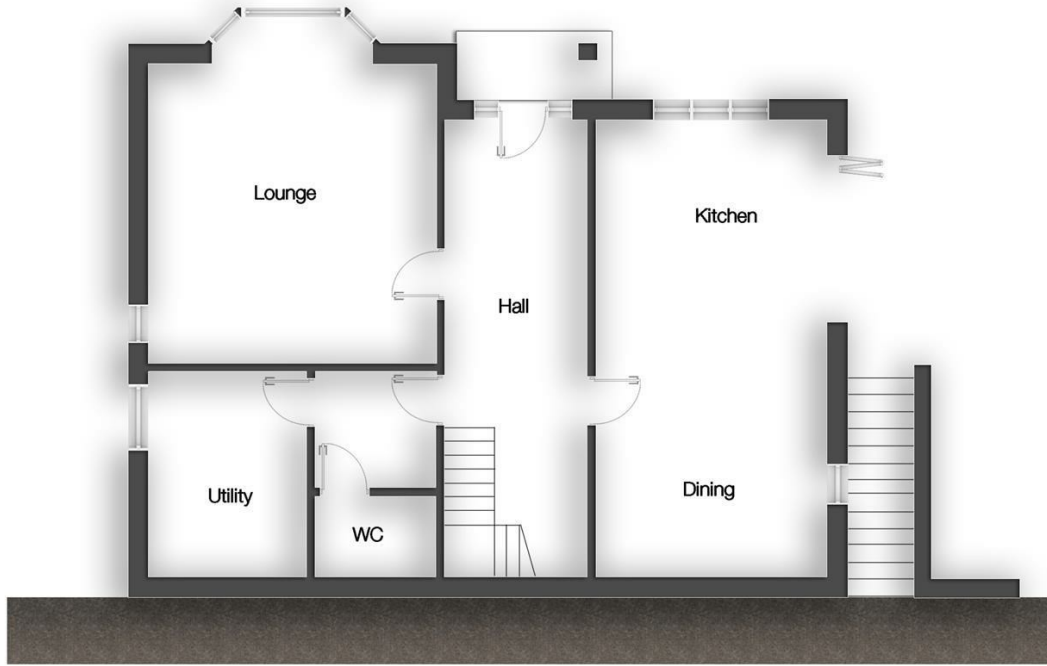
The University of Nottingham University Park Campus is easily accessible by foot.

The University of Nottingham King's Meadow Campus is easily accessible by public transport regularly serving the A52.

Agents Note

Potential purchasers should be aware that this property is not yet complete and the internal photography is provided as a guide from other properties within the development and is not an exact representation.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.