



Bletchley Close,  
Beeston, Nottingham  
NG9 2TH

**£850,000 Freehold**



A stylish and individual exclusive four bedroom detached house offered to the market by Swallow Hill Homes.

Currently under construction this excellent property that faces onto Middleton Crescent has an attractive and traditional façade, behind which lies a functional and generous modern living space, finished to exacting standards with quality modern fixtures and fittings throughout.

In brief this stunning property comprises; spacious entrance hall, WC, study, utility, large and impressive open plan kitchen diner and snug and living room to the ground floor, rising to the first floor is master en-suite bedroom with dressing room, three further double bedrooms and family bathroom.

Outside the property has drive to front and to the rear there will be a landscaped garden.

Being the only house of this type in this prestigious development of 14 premium properties, benefiting from some element of choice within the final finish to the eventual purchasers taste.

Scheduled for completion late summer, this fabulous home is considered a rare opportunity.



## Agents Note

Potential purchasers should note that the CGI images are to provide a general idea of the living space and not considered to be an accurate portrayal of the actual building.

## Transport and Amenities

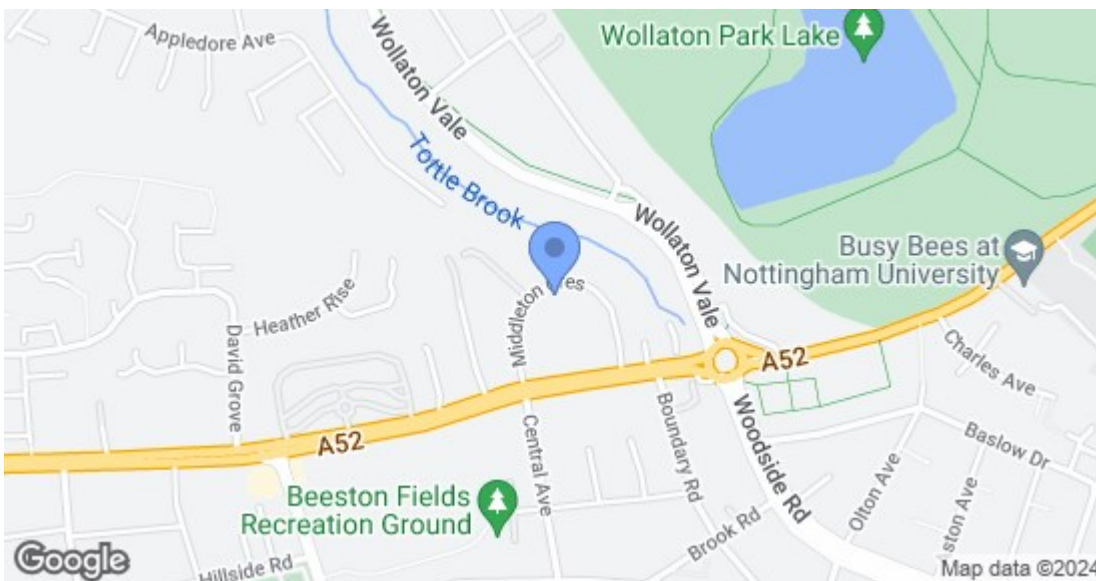
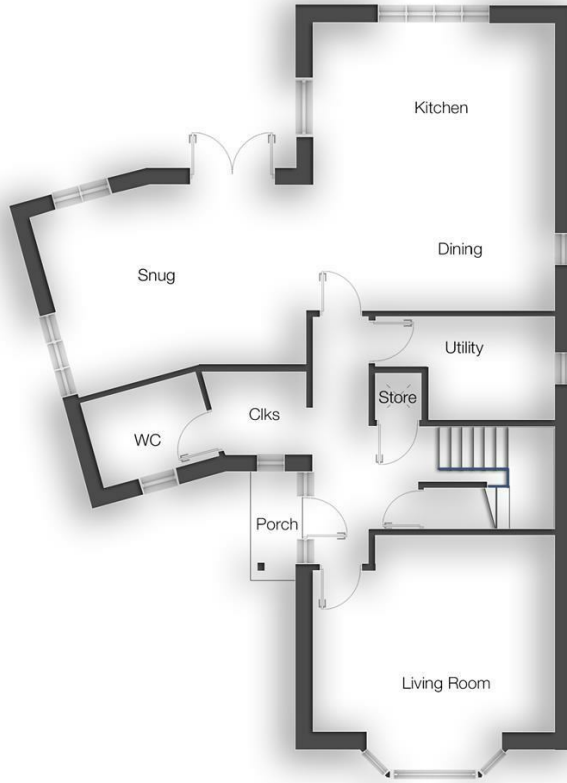
### Local transport Links

The A52 and M1 provide direct access for travel by road  
Beeston train station is easily accessible on foot or by car with regular services to London  
A range of bus routes for local travel or for further a field NET tram stop serving Nottingham situated a 10 minute drive away in Chilwell

### Other Amenities

QMC accessible via car or public transport within 5 minutes  
Centres of Beeston and Nottingham offering a variety of shops and services  
Wollaton Hall and Park a short Walk away  
Beeston Fields Golf Course a 5 minute drive away  
The University of Nottingham easily accessible on foot  
Attenborough Nature Reserve a short drive away  
Trent Colleague and Nottingham High School a short drive away or accessible by public transport





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.