



Marconi Drive,  
Beeston Rylands, Nottingham  
NG9 1NX

**£340,000 Freehold**



A modern three-bedroom, semi-detached property situated in a great new build development.

Situated just a short walk to Beeston high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This recently built property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; Entrance Hall, Living Room, Kitchen, and downstairs WC. Then rising to the first floor are two double bedrooms, main bedroom with ensuite, further single bedroom and bathroom.

Outside the property to the front is a block paved driveway with off street parking and the rear is enclosed, primarily lawned with fenced boundaries.

With the benefit of gas central heating and UPVC double glazed throughout this property is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to the carpeted entrance hall with radiator.

### Living Room

16'1" x 12'0" (4.92m x 3.66m )

A carpeted reception room, with radiator and UPVC double glazed window to the front aspect.

### Kitchen Diner

14'11" x 10'5" (4.57m x 3.19m )

A range of wall and base units, work surfaces and splashbacks, sink and drainer with mixer tap, inset electric oven, and gas hob with extractor fan above. Integrated appliances to include fridge freezer, washing machine and dishwasher. Tiled flooring and UPVC double glazed French doors to the rear garden.

### Downstairs WC

Fitted with a low flush WC and pedestal wash hand basin with part tiled walls and wall mounted heated towel rail.

### First Floor Landing

Access to the loft hatch and storage cupboard.

### Bedroom One

11'10" x 8'5" (3.63m x 2.58m )

A carpeted double bedroom, with radiator, two fitted wardrobes and UPVC double glazed window to the front aspect. Access to the en-suite.

### En-Suite

Three-piece suite comprising low flush WC, pedestal wash hand basin and walk in electric power shower, part tiled walls, wall mounted heated towel rail and UPVC double glazed window to the side aspect

### Bedroom Two

10'2" x 8'5" (3.11m x 2.57m )

A carpeted double bedroom, with radiator, fitted wardrobe and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'9" x 6'3" (2.68m x 1.91m )

A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains power shower above and glass shower screen, part tiled walls, wall mounted heated towel rail and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a block paved driveway for off street parking and side access to the rear garden. The rear is primarily lawned with fenced boundaries and a shed.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

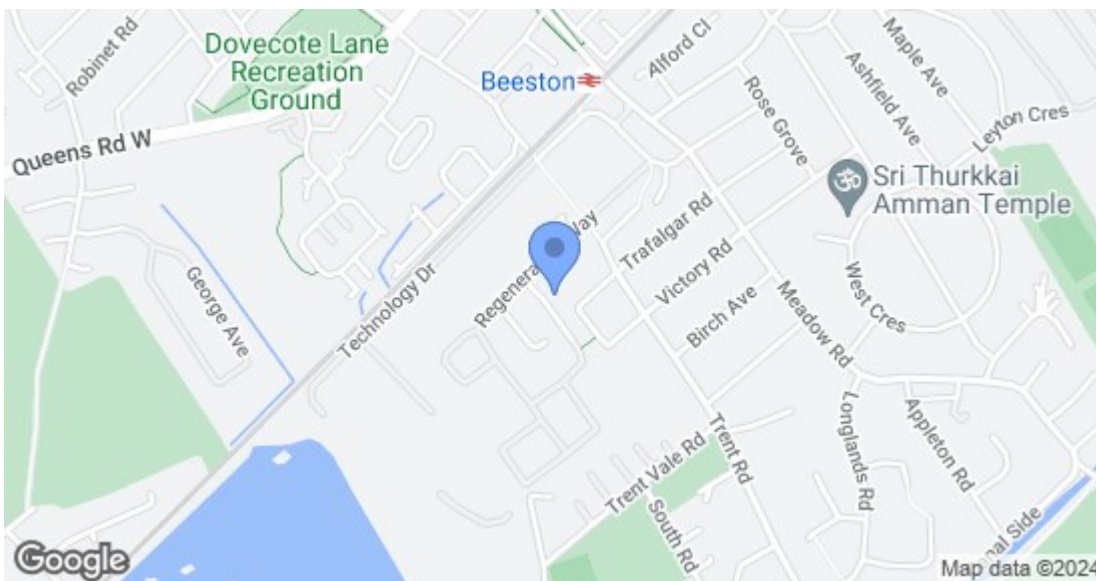
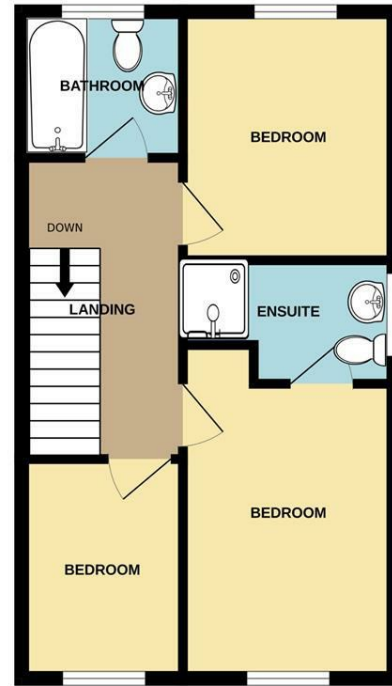
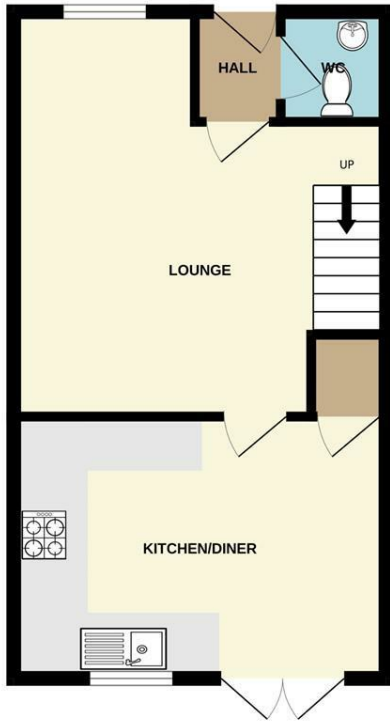
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(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			
<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	

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