

# Derby Road

Beeston  
Nottingham  
NG9 2TG

**Asking Price Of £1,100,000**



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- Detached Five Bedroom House Tucked Away in Cul-de-Sac Location
- Entrance Hall with Marble Flooring fitted by Porcelanosa together with WC Cloakroom
- Light and Airy Versatile Living Space
- Kitchen/Breakfast Room
- Three Reception Rooms
- Conservatory, Playroom and Utility Room
- Master Bedroom with Fitted Wardrobes/Dressing Area with Generous En-Suite
- Four Bath/Shower Rooms
- Private and Enclosed Rear Garden
- Double Garage with Driveway providing Off Street Parking for up to Three Vehicles
- Internal Area Approx. 3277 sq ft
- EPC Rating C



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## Key Features

A SOUGHT AFTER LOCATION AND THE PERFECT FAMILY HOME ..... FHP Living are privileged to be offering for sale this substantial and well-presented detached family home with no upwards chain.

An impressive modern executive style detached home offering spacious accommodation over two floors. The property is within close proximity to the Queens Medical Centre, Junction 25 of the M1 motorway and Nottingham University.

The accommodation briefly comprises; entrance hall with marble flooring fitted by Porcelanosa with beautiful mosaic design and providing a plethora of storage, lounge, dining room, TV room. Breakfast kitchen with a range of comprehensively fitted units in Cherrywood, granite worktops, RangeMaster oven, integrated Neff appliances including fridge/freezer, microwave, dishwasher, Porcelanosa tiled flooring and french windows to the rear. Conservatory, playroom/snug, utility room with fitted units, sink and drainer unit and plumbing for washing machine and cloakroom with WC.

Ascending to the first floor you are greeted by a lovely feature glazed arch window. There are five bedrooms, the master suite benefitting from extensive fitted wardrobes, dressing table and bedside cabinets, a dressing area with additional fitted wardrobes and an ensuite fitted by Porcelanosa, providing bath and twin hand basins and separate shower cubicle. Furthermore, there are four further bedrooms (also benefitting from fitted wardrobes) two bedrooms of which also benefit from ensuite facilities.. Completing the first floor is a family bathroom with bath, separate double shower, WC and wash hand basin.

Outside to the rear of the property is a Gardener's WC with wash hand basin and a side gate leads to the rear with patio, pathway, and large garden area with an expanse of lawn, various bushes, trees, and shrubs together with an array of fruit trees. The front of the property has a lawned area and off road parking for up to three cars leading to the double garage with electric operated door. Viewing essential.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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Total area: approx. 304.5 sq. metres (3277.9 sq. feet)



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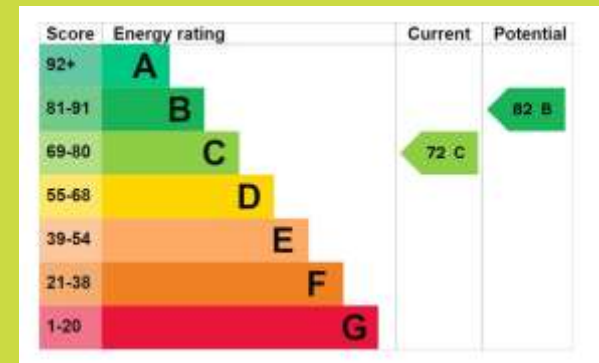


## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB



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