

Alexandra House

40c Derby Road, Beeston, NG9 2TG

Approached along a leafy private lane and situated on a plot of circa 0.3 acres, this generous 5 double bedroom, exceptional executive home offers a perfect blend of luxury, privacy, and modern convenience. The property is not overlooked, providing an exclusive and serene living environment.





www.fhpliving.co.uk



Ground Floor:

- Spacious entrance hall
- Living room, dining room
- Kitchen and family room
- Media room
- Utility room and WC

First Floor:

- Master bedroom
- Dressing room and en-suite
- Bedroom 2 with en-suite and walk in wardrobe
- 3 Further bedrooms
- Family bathroom

Grounds:

- Double garage
- Gated driveway
- Patio
- Landscaped gardens

Tenure - Freehold

Council tax - Band G

EPC - Band B











The home is equipped with an advanced Envirovent heat recovery system with underfloor heating throughout the ground floor adding a touch of warmth and luxury.

The newly fitted kitchen, featuring stunning quartz countertops, two integral ovens, a microwave, and coffee machine. A boiling water tap completes this modern kitchen, making it both beautiful and functional.

Entertainment is at its finest in the dedicated media room, complete with a 5.1 surround sound system and pre-installed fittings and wiring for a projector. This space is perfect for movie nights and immersive viewing experiences.

Security and peace of mind are paramount, with an approved and professionally maintained alarm system that can be controlled via Wi-Fi. The property is also secured by electric gates, with parking for 4 cars on the driveway.

The mature, landscaped gardens are a highlight of this property, with a West facing aspect that maximises the sunshine, with numerous seating areas to relax and entertain. Green thumbs will appreciate the productive raised beds and soft fruit cages, as well as the small orchard offering fresh produce right at your doorstep.

Additional features include a shed and log store. Both the house and garage boast generous loft storage.







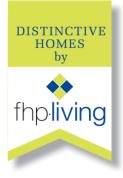






Total area: approx. 290.1 sq. metres (3122.2 sq. feet)

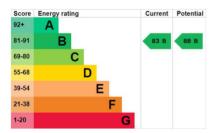




Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk



FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team



Lee Matthews Mobile: 07917 576 255 lee@fhpliving.co.uk



Jules Hunt Mobile: 07917 460 033 jules@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road West Bridgford Nottingham NG2 6AU

1 Weekday Cross The Lace Market Nottingham NG1 2GB