

DISTINCTIVE  
HOMES  
by



Alexandra House  
40c Derby Road, Beeston, NG9 2TG



# Alexandra House

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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.

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**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)**







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69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Interested in this home?

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