



Paddock Wood,  
Beeston Fields Drive,  
Nottingham NG9 3DD

**£1,185,000 Freehold**





A RARE OPPORTUNITY TO ACQUIRE THIS STUNNING & BEAUTIFULLY APPOINTED FOUR BEDROOM GEM ON BEESTON FIELDS DRIVE SITUATED IN APPROX 1/2 AN ACRE

Being located on arguably one of the most prestigious addresses in Nottinghamshire, this property provides a lovely four double bedroom home, beautifully appointed with landscaped gardens to the front and rear and set in approximately 1/2 an acre. The property is hidden from the road by mature hedging to the front and the well cared for gardens to the front and rear are an important feature of this lovely home. We understand that the property was originally built by a local builder for their own family occupation.

The property has an attractive appearance and is constructed of brick with part render to the external elevations under a pitched tiled roof with light and spacious accommodation. All in all a wonderful orientation.

This stunning property will provide a new owner with the opportunity to upgrade the existing property, which could include extending the accommodation into the ample roof space, or, if preferred, re-developing the plot to create another individual home to suit the requirements of a new owner. There is ample and exciting flexibility, all subject to necessary planning consents.

The accommodation includes a fully enclosed porch leading through an inner door into the spacious reception hallway, from which there is a picture window overlooking the rear garden and doors take you into the large drawing room and separate dining room with an inner hall taking you to a sitting room at the rear which could be part of an independent suite if this was required. The kitchen is fitted with wall and base units and includes integrated appliances and has a walk-in pantry off, there is a utility area which connects to the garage, a guest cloakroom and to the left hand side there are three double bedrooms with the main bedroom having a dressing area and en-suite bathroom, with the fourth bedroom being positioned next to the rear sitting room and having a second en-suite bathroom. To the right hand side of the property there is an adjoining double garage, a drive provides access from Beeston Fields Drive to car standing for several vehicles at the side of the property, the front garden is south facing and this has a large lawned area with mature borders to the sides, there is a walled patio to the left hand side and access via gates either side through to the rear garden where there is a patio extending across the rear of the property and this leads onto a further large lawned garden with established borders and natural screening to the sides.

Not only regarded as arguably one of the most prestigious addresses in Nottinghamshire, it is also wonderfully situated to significant amenities, schools (the Nottingham High schools, Trent College) and communication networks. The highly regarded Beeston Fields Golf Club is a few minutes walk away, Beeston town centre offers a raft of amenities, supermarkets (Sainsbury's, Tesco, Lidl), retail outlets, bars, restaurants and many other facilities. The Queens Medical Centre (QMC), Boots & Nottingham University are only a few minutes drive away. Excellent transport links include J25 of the M1, East Midlands airport, train stations at Beeston, Nottingham, East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Porch

Fully enclosed porch having double wood panelled doors, tiled flooring and a glazed door with inset wrought iron decorative panel and a matching glazed side panel leading to:

## Reception Hall

The spacious main reception hall has a double glazed window overlooking the rear garden, radiator, two wall lights and the hallway extends down to the bedroom area where there is a hatch with ladder to the boarded loft, which we feel has potential to create additional accommodation (subject to obtaining the necessary permissions), double cloaks cupboard with cupboards over, double shelved linen cupboard with cupboards over and cornice to the wall and ceiling.

## Drawing Room

29'6" x 13'9" approx (8.99m x 4.19m approx)

This main reception room has a large double glazed window with fitted window seat having a radiator and decorative front panel overlooking the gardens at the front of the property, sliding double glazed door with matching double glazed side panels leading out to a patio at the side, feature coal effect gas fire (not tested) set in an Adam style surround with a marble inset and hearth, glass shelved display recesses to either side of the fireplace with double storage cupboards below, two radiators, decorative cornice to the wall and ceiling, four wall lights and points for picture lighting, door leading into the hall and TV aerial points.

## Dining Room

13'9" x 13'3" approx (4.19m x 4.04m approx)

Double glazed window to the front and double glazed bay window to the side, radiator, cornice to the wall and ceiling, four wall lights, points for picture lights and a serving hatch to the kitchen.

## Inner Hall

Double glazed window and a radiator.

## Guest Cloakroom

Having a low flush w.c., wash hand basin with a cupboard under, radiator, tiling to the walls, opaque double glazed window, X-pelair fan and cornice to the wall and ceiling.

## Sitting Room

16" x 8'9" approx (4.88m' x 2.67m approx)

Double glazed patio doors set in a double glazed full height bay window which lead out to the patio and rear garden, coal effect gas fire (not tested) set in an Adam style surround with a tiled inset and hearth, shelved bookcase and display recess, two radiators, cornice to the wall and ceiling, two wall lights and point for a picture light.

## Eat-In Kitchen/Breakfast Room

13'8" x 13'2" to 11'2" approx (4.17m x 4.01m to 3.40m approx)

The kitchen is fitted with wall and base units and has a 1½ bowl sink with a mixer tap and a Neff four ring hob set in a work surface which extends to two sides and has cupboards, drawers, pull out shelved unit and an integrated dishwasher below, matching eye level wall cupboards with lighting under, microwave and oven with cupboards above and below, Neff hood over the cooking area, surface to one corner with double cupboard below and shelving with an aerial point and power point for a TV, tiling to the walls by the work surface areas, cornice to the wall and ceiling, recessed lighting to the ceiling, double glazed bay window to the side and tiled flooring.

## Pantry

Walk-in pantry with shelving to two walls, space for both an upright fridge and freezer and tiled flooring.

## Utility Area

The utility room is positioned between the inner hall and the door leading to the garage and has a stainless steel sink with a mixer tap set in a work surface with cupboard and space for an automatic washing machine below, tiled splashback to the work surface area, double cupboard to the wall above the sink, radiator, tiled flooring, door leading into the garage and a wall mounted programmer for the central heating system and hot water.

## Principal Suite

### Bedroom

15'9" x 11'9" approx (4.80m x 3.58m approx)

Double glazed full height bay window to the side with a double glazed window to the front, radiator, cornice to the wall and ceiling and two wall lights by the bed position.

### Dressing Area

Having a double glazed window to the side, range of built-in wardrobes, full height mirror to one wall, cornice to the wall and ceiling and recessed lighting to the ceiling.

### En-Suite Bathroom

The en-suite to the main bedroom is fitted with a light coloured suite and has a spa bath with a mixer tap and hand rails and a mains flow shower over, low flush w.c. and pedestal wash hand basin with a mirror and light to the wall above, corner drawer unit with display shelves above, opaque double glazed window, ladder towel radiator, double eye level cupboard, recessed lighting to the ceiling, extractor fan and cornice to the wall and ceiling.

## Bedroom 2

14' x 9'9" plus recess approx (4.27m x 2.97m plus recess approx)

Double glazed window overlooking the rear garden, radiator, double built-in wardrobe with cupboards over, recess for a dressing table with double cupboard over, radiator and cornice to the wall and ceiling.

## Bedroom 3

9'11" x 7'11" approx (3.02m x 2.41m approx)

Double glazed window overlooking the rear garden, radiator, cornice to the wall and ceiling, two double built-in wardrobes with cupboards over, recessed lighting to the ceiling and a radiator.

## Bathroom

The main bathroom is fully tiled and has a tiled panelled bath, corner shower with tiling to two walls and sliding glazed doors with protective screens, low flush w.c. with a concealed cistern, hand basin set on a surface with a double cupboard below, tiled flooring, opaque double glazed window and a mirror fronted cabinet with lighting above, recessed lighting to the ceiling, ladder towel radiator and an extractor fan.

## Bedroom 4

15' x 12'6" approx (4.57m x 3.81m approx)

The fourth bedroom is positioned towards the rear of the property off the sitting room which helps to make this part of the property an ideal separate annex within the property for a relative or guest. There is a double glazed window to the rear, radiator, fitted drawer units and glazed shelving to either side of the bed position with cupboards over, radiator, cornice to the wall and ceiling, built-in shelved double cupboard and wardrobe with cupboards over and cornice to the wall and ceiling.

## En-Suite

The en-suite has a light coloured suite including a panelled bath with hand rails and a mixer tap/shower, tiling to three walls, pedestal wash hand basin and low flush w.c., lights to the wall by the basin, opaque double glazed window, radiator with a rail over, cornice to the wall and ceiling and an extractor fan.

## Double Garage

18'1" x 16'11" approx (5.51m x 5.16m approx)

The garage has an electric up and over door to the front, internal door to the utility room, hatch to roof storage space above the garage, the boiler and hot water tank are housed in a built-in cupboard, power and lighting is provided and there is an outside tap in front of the garage.

## Outside

The gardens are an important feature of this beautiful home with there being stone walls and pillars at the entrance to the drive with the drive running down the side of the property where there is off road parking provided for several vehicles, there is a coniferous hedge to the left hand side of the drive and an established border to the right, a path with steps leads to the front door and to the south facing lawn garden which has established planting to the sides with a selection of perennial plants and bushes, there is coniferous hedging to the front and side and an established border to the left hand side with various mature plants including a selection of rhododendrons and coniferous bushes, there is a circular raised water feature and a walled patio to the side of the property with a pebbled path having a raised bed to the side running down the left hand side of the property with a wrought iron gate providing access to the rear garden. There is outside lighting at the side of the property and to the right hand side there is a wrought iron gate leading to a pathway which also takes you to the rear.

At the rear there is a paved patio extending across the width of the property and steps lead to the doors from the sitting room, there is a large lawn with established borders and hedging to the sides, a metal storage shed is positioned in the far left hand corner and this is screened by established planting, there is a slatted wood panel providing screening from a vegetable garden in the bottom right hand corner of the garden and outside lighting and an external water supply is provided at the rear of the property.

## Council Tax

Broxtowe Borough Council Band G

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - 02, EE, Three, Vodafone

Phone Signal – Standard 14mbps, Superfast 48mbps

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR  
2415 sq.ft. (224.3 sq.m.) approx.



TOTAL FLOOR AREA: 2415 sq. ft. (224.3 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales 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		

England & Wales 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.