

# 7 Tulip Street

Beeston  
Nottingham  
NG9 4JS

**Asking Price Of £399,000**



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0115 841 1155



- No upward chain - ready to move straight into!
- Stunning new build detached dormer bungalow
- Three bedrooms, including a first-floor master suite with en-suite
- Spacious open-plan kitchen/living/dining area
- Sleek integrated appliances & luxury vinyl flooring
- Separate utility room & downstairs WC
- Energy-efficient design = lower utility bills
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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## Key Features

An Immaculate & Energy-Efficient New Build Dormer Bungalow – Combining Low-Maintenance Living with Generous Space & Contemporary Comfort.

A rare opportunity to acquire a brand-new detached dormer bungalow, offering a carefully considered layout over two floors, immaculate interior finishes, and the distinct advantage of modern build quality. This exceptional home is designed for ease of living, energy efficiency, and long-term peace of mind – ideal for those seeking practical, stylish, and future-proofed living close to Nottingham city centre.

### Why Choose a New Build?

New build properties offer significantly lower maintenance, better insulation, and enhanced energy efficiency, resulting in reduced utility bills and a warmer, more comfortable home year-round. With brand-new appliances, up-to-date building standards and no renovation headaches, buyers can move straight in and enjoy the benefits from day one.

Bungalow buyers will appreciate the ease and accessibility of having main living spaces and bedrooms on the ground floor, with the added benefit of an upstairs master suite offering flexibility for guests, growing families or live-in support. The inclusion of a separate home office or hobby room makes this layout ideal for modern lifestyles, remote work, or simply for extra space and storage.

The heart of the home is the open-plan kitchen/living/dining space, ideal for entertaining or relaxing, with high-spec integrated appliances, luxury vinyl flooring, and French doors leading to a private, enclosed garden. The separate utility room keeps things organised, and a downstairs WC adds everyday practicality.

Upstairs, the master bedroom benefits from an en-suite and privacy, while two further double bedrooms and a modern family bathroom offer comfortable accommodation for family or guests.

Enjoy the low-maintenance rear garden with lawn and patio seating area, ideal for outdoor dining or gardening with ease. The property also features a driveway and single garage, providing secure parking and extra storage.

Situated in a peaceful residential setting, the property is well-connected to Nottingham city centre by both road and public transport, with local bus routes and amenities nearby. Whether commuting, shopping, or enjoying the city's vibrant offerings, everything is within easy reach.







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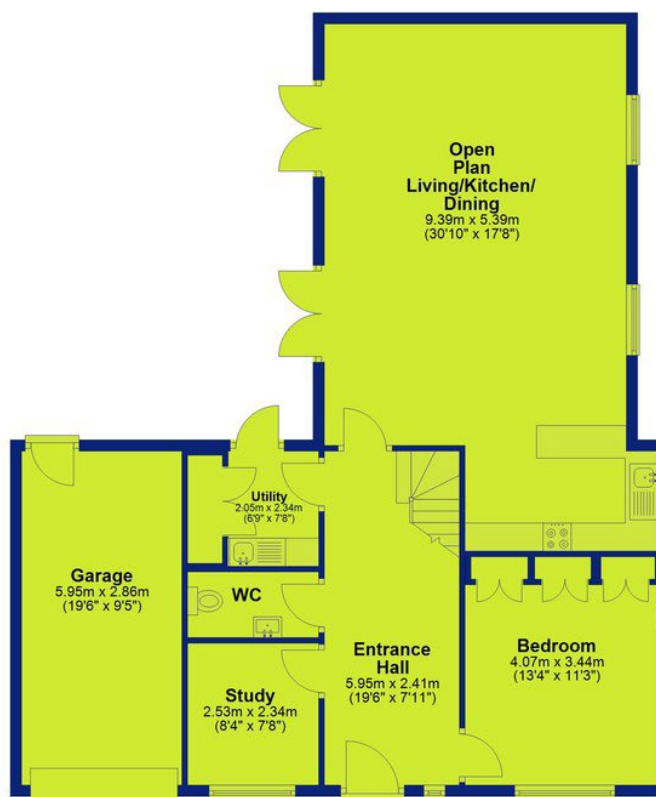
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#### Ground Floor

Approx. 108.3 sq. metres (1166.1 sq. feet)



#### First Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 174.7 sq. metres (1880.9 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		96 <b>A</b>
81-91	<b>B</b>	87 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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