

DISTINCTIVE  
HOMES  
by



Derby Road  
Beeston, NG9 2TG

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# Derby Road

Beeston, NG9 2TG

FHP Living are delighted to bring to market this substantial detached family home, beautifully maintained throughout and offered with no upward chain.

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Perfectly positioned in one of Nottingham's most sought-after locations, the property enjoys excellent access to the Queens Medical Centre, Nottingham University, and the M1 at Junction 25. The area also benefits from highly regarded local schools, regular transport links into Nottingham city centre, and nearby amenities including shops and Wollaton Park - making it an ideal choice for families and professionals alike.

The property opens with a welcoming entrance hall, finished with striking Porcelanosa marble flooring and mosaic detailing, complemented by excellent storage. Living spaces include a bright and spacious lounge, a formal dining room, and a separate TV room. The breakfast kitchen is fitted with elegant Cherrywood cabinetry, granite worktops, a RangeMaster oven, and integrated Neff appliances (fridge/freezer, microwave, and dishwasher). Matching Porcelanosa tiled flooring extends throughout, while French doors lead onto the rear garden. Additional accommodation includes a conservatory, playroom/snug, utility room with fitted storage and appliance plumbing, and a cloakroom/WC.







A glazed arch feature window floods the staircase with natural light, leading to five well-appointed bedrooms. The master suite includes extensive fitted wardrobes, a dressing area, and a luxurious ensuite complete with bath, twin basins, and separate shower. Four further bedrooms all benefit from fitted storage, with two enjoying their own ensuite bathrooms. A stylish family bathroom with bath, double shower, WC, and wash basin completes the floor.

The rear garden is a particular highlight, offering a large lawn, mature shrubs, fruit trees, and a patio ideal for entertaining. A gardener's WC and side access add practicality. To the front, the property benefits from a lawned garden, driveway parking for up to three vehicles, and a double garage with an electric door.







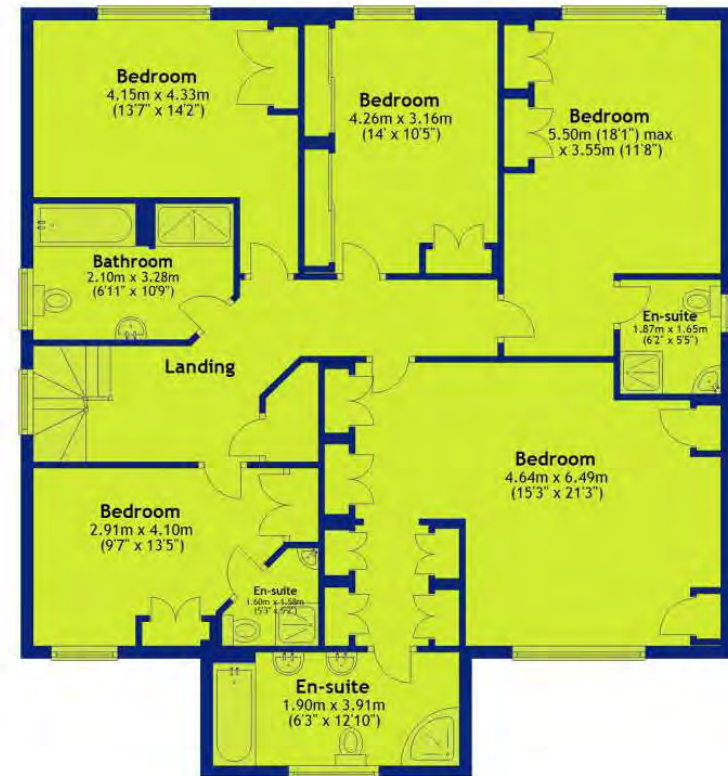
### Ground Floor

Approx. 180.9 sq. metres (1947.0 sq. feet)



### First Floor

Approx. 123.6 sq. metres (1330.8 sq. feet)



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







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## 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.

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

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## Interested in this home?

Call the FHP Living Distinctive Homes Team



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