

66 Fletcher Road

Beeston
Nottingham
NG9 2EL

Asking Price Of £395,000



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0115 841 1155



- £395,000 — Plots 66, 70, 74, 78 (rear)
- Contemporary 3-storey layout; vaulted master suite with en-suite
- Family bathroom with bathtub, vanity unit, LED mirror & dual-fuel heated towel rail
- Symphony kitchen; quartz worktops; integrated appliances + wine fridge
- Amtico to ground floor; Hetta underfloor heating (GF, zone-controlled)
- Close to tram stop; excellent access to Nottingham, Beeston, Chilwell & University
- Oak internal doors; Ring doorbell; lighting packs
- Landscaped gardens with raised planters, porcelain tiled patios, full-height fencing/walls & gated access
- Private parking
- 10-year structural warranty



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Key Features

FHP Living are delighted to present these four elegant new-build townhouses, set back within this exclusive Beeston development for a quieter position whilst enjoying the same premium specification. Designed with modern living in mind, they combine stylish interiors with superb local connectivity.

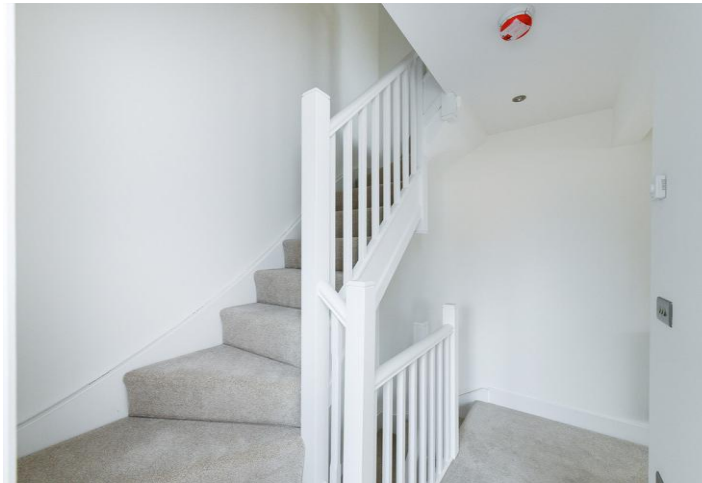
The development sits in close proximity to the tram stop, providing effortless links into Nottingham city centre, Beeston town centre, Chilwell, and the University of Nottingham. The Queens Medical Centre is also within easy reach, while the nearby A52 and M1 (Junction 25) ensure excellent road connectivity across the region. Beeston itself is home to a wealth of amenities including independent shops, supermarkets, restaurants, bars, and cafés, providing a lively yet community-focused setting.

The ground floor features a stylish open-plan kitchen and lounge, fitted with a Symphony kitchen, quartz worktops, and integrated appliances including a wine fridge, with Amtico flooring and Hetta underfloor heating with zone-controlled thermostats throughout. A WC and utility add convenience, while outside there is a landscaped garden with raised planters, porcelain tiled patio, full-height fencing/wall and gated access.

The first floor provides two generous bedrooms and a family bathroom with bathtub, benefitting from full-height Porcelanosa tiling to all walls and floors, vanity unit, LED mirror and dual-fuel heated towel rail.

The top floor is home to the vaulted master suite, comfortably accommodating a king or super king bed, with wardrobe space and a contemporary en-suite finished with full-height Porcelanosa tiling, vanity unit, LED mirror and dual-fuel heated towel rail.

Each home includes allocated parking, oak internal doors, fitted lighting packs, and a Ring doorbell, with all homes sold freehold and benefiting from a 10-year structural warranty.





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Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Second Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.3 sq. feet)



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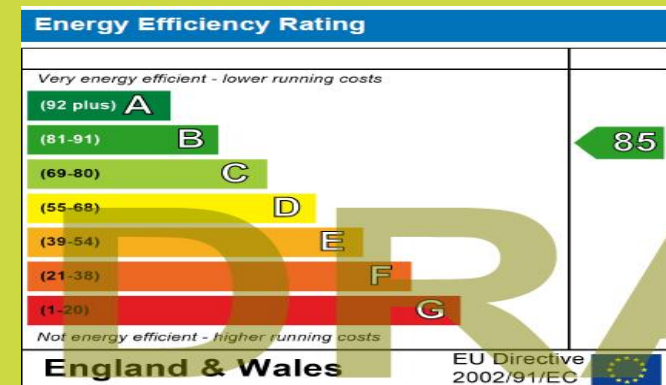


Interested in this home?

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



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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.