



Charlotte Grove
Beeston Nottingham

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for sale offers in excess of
£475,000



Property Description

EXECUTIVE DETACHED HOME !! FOUR DOUBLE BEDROOMS !! MASTER WITH EN SUITE !! SPACIOUS LIVING !!

We at Burchell Edwards are delighted to offer to the market this impressive detached home that is ready for a new family to love.

Located in the heart of Beeston with all that the town has to offer is this stunning detached family home that offers fantastic spacious living and will make for the perfect purchase for all families that are looking to set their roots.

The home comprises of spacious entrance hall, large lounge and dining, a well equipped modern kitchen, utility room and guest cloakroom to the ground floor.

The first floor holds the four double bedrooms with the master having a en-suite and the family bathroom. To the rear is the low maintenance landscaped garden with a summer house and access to the garage with ample driveway parking for various vehicles to the front,

We feel with what this home has to offer and the fantastic location really makes this a must see for all families so please call Burchell Edwards today to arrange your viewing.

To The Front

Having a dropped kerb leading to a sweeping driveway with ample space for parking of three vehicles. Mature borders with access to the garage with an electric roller door. The UPVC double-glazed front door opens directly into the entrance hallway.

Hallway

Having hard wood laminate flooring with a fitted radiator and access to a guest cloakroom.

Guest Cloakroom

Having double-glazed side aspect window, a low-level WC and a handwash basin. Fitted with linoleum flooring and a radiator.

Living/Dining Room

25' 4" into bay x 17' 8" (7.72m into bay x 5.38m)
Open plan living/dining. Having a double-glazed front aspect bay window and a double-glazed rear aspect window and patio doors. Fitted with two radiators, a feature fireplace and hardwood laminate flooring.

Kitchen

11' 4" x 11' 3" (3.45m x 3.43m)
Having a double-glazed rear aspect window with tiled flooring. Fitted with a selection of wall and base units with attractive solid marble worktops and a five-ring gas hob with an overhead extractor.

Utility Room

11' 5" x 4' 8" (3.48m x 1.42m)
Continuation of the tiled flooring. Having a double-glazed rear aspect window and a double-glazed front aspect door.

Bedroom One

12' 9" x 11' 2" (3.89m x 3.40m)
Having a double-glazed front aspect window with wood flooring and a fitted radiator. Benefits from having fitted wardrobes and its own en-suite.

En-Suite

Having a double-glazed front aspect window and tiled flooring. Suite includes a main fed shower enclosure, a low-level WC and a handwash basin with a heated towel rail.

Bedroom Two

12' 6" x 10' 1" (3.81m x 3.07m)
Having a double-glazed front aspect window with wood flooring and a fitted radiator. Benefits from having fitted wardrobes.

Bedroom Three

10' 6" x 8' 6" (3.20m x 2.59m)
Having a double-glazed rear aspect window with wood flooring and a fitted radiator.

Bedroom Four

10' 6" x 9' 9" (3.20m x 2.97m)

Having a double-glazed rear aspect window with wood flooring and a fitted radiator.

Bathroom

Having a double-glazed rear aspect window. Suite includes a corner bath, electric shower cubicle, a low-level WC and a handwash basin with tiled flooring and a heated towel rail.

To The Rear

Lovely low maintenance staged garden starting with a decked area with an electric awning canopy with lighting and heating. Steps then lead down to a gravel area. There a setting ideal for the positioning of a hot tub. Also has a summer house with fitted electrics with multi use possibilities.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Council Tax
 Awaited Band: E

Tenure: Freehold

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