



3

Bedrooms



1

Bathroom



Castle
Estates



A well-presented three-bedroom home situated in the highly sought-after Beeston Rylands area, offering spacious and versatile accommodation. Conveniently located within walking distance of Beeston Train Station, Beeston Town Centre, local schools, shops, and amenities, with excellent access to the Queen's Medical Centre (QMC), the University of Nottingham, and Nottingham city centre. Featuring an open-plan kitchen/dining room, a bright bay-fronted living room, and a versatile interconnecting third bedroom, this property is ideal for first-time buyers, families, professionals, and investors.

Three-Bedroom Home in the Sought-After Beeston Rylands Area

Situated in the highly sought-after **Beeston Rylands** area, this well-presented three-bedroom home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families, professionals, and investors alike. Ideally positioned within walking distance of **Beeston Train Station**, **Beeston Town Centre**, highly regarded schools, local shops, and a wide range of amenities, the property also benefits from excellent transport links to the **Queen's Medical Centre (QMC)**, the **University of Nottingham**, and Nottingham city centre.

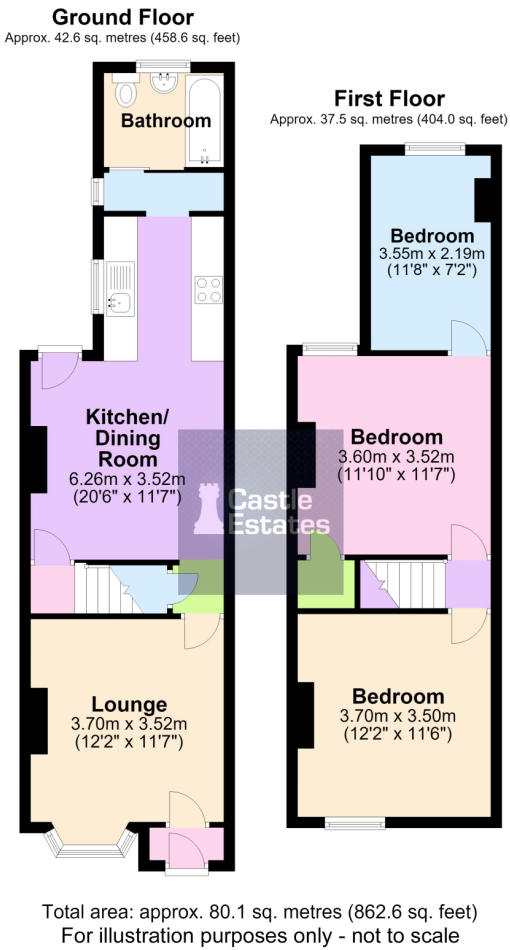
The property is entered via an attractive front porch, leading into a bright and spacious living room where a charming bay window fills the room with natural light, creating a warm and welcoming space to relax. To the rear of the property is the heart of the home – a generous open-plan kitchen and dining area with ample storage, providing the perfect setting for everyday family life and entertaining guests. The ground floor is further enhanced by a modern three-piece family bathroom and a practical utility area.

The first floor offers **three bedrooms**, comprising two generous double bedrooms and a versatile **interconnecting third bedroom**. The interconnecting room provides flexible accommodation and could be used as a child's bedroom, nursery, home office, dressing room, or guest room, depending on your needs. **Please refer to the floor plan to fully appreciate the layout.**

Externally, the property benefits from on-street parking to the front and a low-maintenance enclosed rear garden, offering an ideal space for outdoor dining, relaxing, or entertaining.

Combining a fantastic location with flexible living accommodation, this charming home presents an excellent opportunity for both owner-occupiers and buy-to-let investors.

Early viewing is highly recommended. Contact us today to arrange your viewing and discover everything this wonderful home has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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