



South Lake Close  
Bestwood Village Nottingham

burchell  
edwards

# South Lake Close Bestwood Village Nottingham NG6 8ZS

for sale  
**£275,000**



## Property Description

Designed with practicality and comfort in mind, the property features an EV charging point, making it ideal for eco-conscious or future-ready homeowners.

The ground floor boasts a bright open-plan living space, creating a versatile area for relaxing, dining, and entertaining. A convenient downstairs WC adds to the functionality of the layout.

Upstairs, the home provides three well-proportioned bedrooms, including a master bedroom with ensuite shower room, along with a modern family bathroom. Outside, the property benefits from a private driveway providing off-street parking and a fully enclosed rear garden,

This is an excellent opportunity to secure a contemporary family home in a sought-after residential location with great transport links, amenities, and green spaces close by.

## Entrance Hallway

Accessed via composite door leading into the hallway with a radiator and stairs off to the first floor.

## Downstairs W.C

Having obscured window to the front elevation, wash hand basin, low level W.C and a radiator.

## Open Plan Kitchen/Diner/Lounge

Having windows to the front and rear elevations, french doors to the rear elevation, wall and base units with work surfaces over, inset sink and a half, gas hob and electric oven, extractor fan, spot lights, integrated fridge freezer, integrated dishwasher, stainless steel splashback, space and plumbing for a washing machine and understairs storage cupboard.

## First Floor Landing

### Bedroom One

Having window to the rear elevation, a radiator and door to the en suite.

### En Suite

Having a low level W.C, wash hand basin, obscured window to the side elevation, chrome heated towel rail and mains fed shower.

### Bedroom Two

Having window to the front elevation and a radiator.

### Bedroom Three

Having window to the front elevation and a radiator

## Bathroom

Having a bath with mains fed shower over, low level W.C, pedestal wash hand basin, chrome heated towel rail, obscured window to the side elevation and spot lights.

## Outside

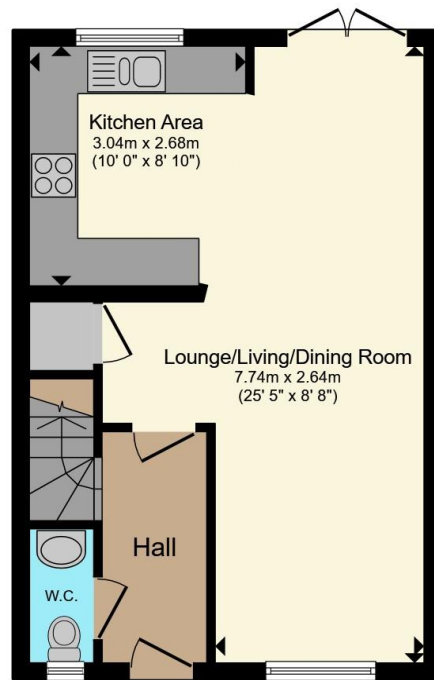
To the front of the property is a driveway providing off road parking and an EV charger.

To the rear the garden has a laid lawn section with a patio seating area and outside tap.

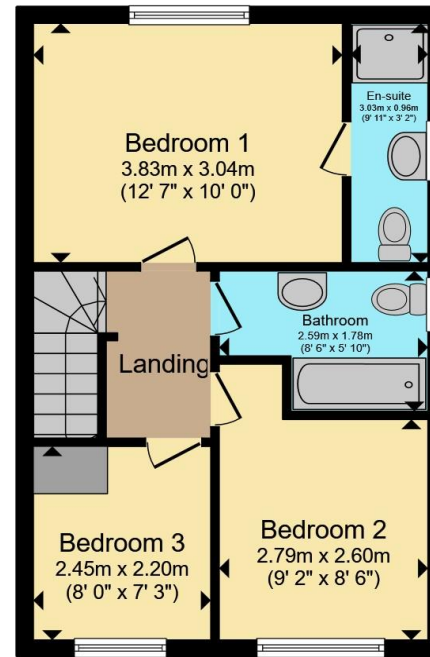








**Ground Floor**



**First Floor**

Total floor area 76.3 m<sup>2</sup> (821 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
Band: B

Tenure: Freehold

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