

Two / Three Bedroom Detached House located in Beeston

Offers Over
£500,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

200 Bramcote Lane
Beeston
Nottingham
NG9 4EX

2 / 3

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TAX

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EPC

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2,208 sq ft

Occupying a particularly desirable and private position within this sought-after area of Beeston, this attractive and well-presented detached character home offers deceptively spacious and versatile accommodation, together with a generous plot and beautifully established gardens.

The property combines charming character features with a number of modern improvements and would ideally suit purchasers seeking a home with flexibility and excellent outside space. Beeston town centre, the tram network and a wide range of local amenities are all conveniently accessible within a short walking distance.

The accommodation benefits from gas central heating and part double glazing and begins with a welcoming entrance hallway, featuring an attractive dog-leg staircase rising to the first floor and useful understairs storage.

The ground floor provides a selection of well-proportioned reception areas, including a separate dining room enjoying a pleasant sunny aspect and an extended, generously sized lounge, with doors opening directly onto the rear garden. The extended and re-fitted kitchen is a further highlight, featuring attractive granite work surfaces and providing a modern and practical space for everyday use. Beyond the kitchen is an additional reception room, offering further flexibility for family living, dining or home working, with access through to the substantial commercial-sized tandem double garage.

To the first floor, the landing leads to two generous double bedrooms, together with a particularly spacious bathroom/shower room and separate WC. A further staircase, featuring restricted headroom, leads to the attic bedroom (bedroom three), providing useful additional accommodation and flexibility for a variety of requirements.

Externally, the property occupies a sizeable and attractive plot. The frontage provides extensive off-road parking and turning space, offering excellent practicality for multiple vehicles. To the rear is a beautifully established and well-stocked garden, featuring mature trees, shrubs and planting, creating a pleasant and private outdoor setting with plenty of space for relaxation and entertaining.

Combining character, extended accommodation, generous parking, a substantial tandem garage and attractive mature gardens in a highly regarded Beeston location, this is a property that deserves an early internal inspection.

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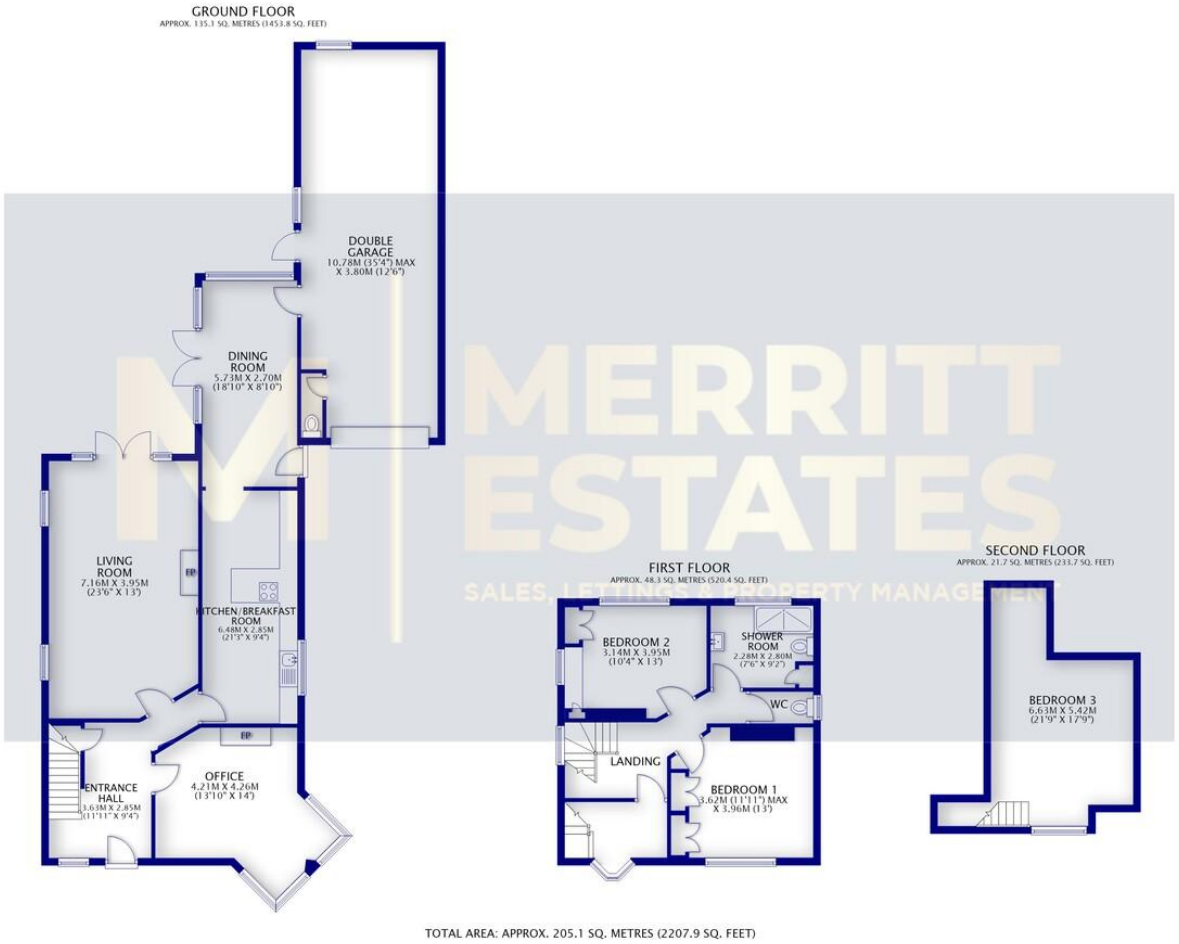
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		







FLOORPLAN



TOTAL AREA: APPROX. 205.1 SQ. METRES (2207.9 SQ. FEET)

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