



## Five Bedroom Detached House located in Beeston.

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£895,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

# Beeston House

## 8 West End

### Beeston

#### Nottingham

##### NG9 1GL

Merritt Estates are proud to bring to the market Beeston House - an exceptional five-bedroom detached period residence, comprehensively and sympathetically restored to exacting standards by local developers, Maltby Homes, seamlessly blending heritage charm with contemporary luxury.

Beeston House is Plot 1 of five plots on the West End development, in this highly sought after conservation area of Beeston.

This exceptional five-bedroom detached period residence, dating back to at least 1850, has been comprehensively and sympathetically restored to an exacting standard. The property has undergone extensive refurbishment, extension, and energy-efficiency upgrades to create a substantial and beautifully appointed family home.

Rich in character, the home retains a wealth of original features including exposed oak beams throughout, vaulted ceilings, original cast iron fireplaces, and a striking Minton tiled floor to the welcoming entrance hall. Two of the principal bedrooms showcase magnificent original exposed oak beams, while traditional oak framed, laced and braced internal doors further enhance the period authenticity.

The ground floor has been thoughtfully reconfigured and extended to create an impressive open-plan kitchen/dining/living space, flooded with natural light from a substantial roof lantern and two pairs of French doors opening onto the patio and garden beyond.

The bespoke Shaker-style Sheraton kitchen is fitted with quartz worktops and a large feature island illuminated by contemporary spot lighting. High-specification appliances include a Rangemaster oven with extractor fan, integrated dishwasher, fridge/freezer, and built-in microwave. Engineered flooring runs throughout the kitchen, living space and utility areas, fully compatible with the underfloor heating system that serves the entire ground floor.

A generously proportioned utility/boot room offers a comprehensive range of cabinetry and sink, providing excellent practical space for modern family living.

A versatile ground floor bedroom - also ideal as an additional reception room - is carpeted for comfort and served by a stylish ground floor bathroom featuring a large, tiled shower.

To the first floor, all bedrooms, stairs and landing are fully carpeted, creating a warm and cohesive finish. The principal bathroom is elegantly appointed with a traditional freestanding bath, tiled flooring, and a large separate tiled shower. The en-suite bathroom also benefits from a spacious tiled shower enclosure.

A charming mezzanine study area, accessed from one of the bedrooms, provides an ideal home office or reading retreat.



5



3



0



TBC



2,593  
sq ft



Externally, the property continues to impress. The large walled garden is private and mature, featuring established trees and generous patio areas laid in natural stone, perfect for entertaining. A resin driveway provides parking for two vehicles and leads to the integral garage, complete with lighting and power sockets.

The property has been extensively upgraded to ensure high levels of comfort and efficiency, including a complete rewire with house alarm system, new Georgian-style double glazed sash windows and doors throughout, a brand-new slate roof, full insulation upgrades to walls and floors, and a new gas central heating system with pressurised cylinder. Underfloor heating spans the entire ground floor, enhancing both efficiency and comfort. Internet and TV connections are installed throughout the home to meet modern connectivity needs.

This remarkable home offers an exceptional opportunity to acquire a beautifully restored period property in a prime location, combining timeless architectural character with the very best of contemporary design, efficiency, and convenience.



These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme). Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

# FLOORPLAN



TOTAL AREA: APPROX. 240.9 SQ. METRES (2592.7 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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