



Norman Close,  
Beeston, Nottingham  
NG9 4EW

**£420,000 Freehold**



A spacious three-bedroom detached house with a detached garage.

Situated in this sought-after and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links and Beeston town centre, this fantastic property is considered an ideal opportunity for range of potential purchasers including young professionals and families.

In brief the internal accommodation comprises entrance hall, open plan lounge diner, conservatory and kitchen to the ground floor and two good sized double bedrooms, a further single bedroom and family bathroom to the first floor.

To the front of the property you will find a blocked paved driveway leading to the garage, a lawned garden and gated side access leading to the private and enclosed generous rear garden which includes timber decking over the lawn beyond, a range of mature trees and fence boundaries.

Offered to the market with the benefit of ready-to-move into condition, whilst displaying fantastic potential to extend, subject to the relevant planning permissions. An early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Entrance door, stairs off to the first floor landing, laminate flooring, UPVC double glazed window to the side and doors leading into the lounge diner and kitchen.

### Lounge Diner

23'10" x 12'0" (7.28m x 3.67m )

Laminate flooring, gas-fire, two radiator, UPVC double glazed bay window with fitted shutters to the front and UPVC double glazed sliding door to the conservatory.

### Conservatory

UPVC and brick construction, tiled flooring, UPVC double glazed windows and UPVC double glazed French doors to the side.

### Kitchen

11'1" x 8'6" (3.40m x 2.60m)

Fitted with a base of wall, base and drawer units, work-surfaces, sink with drainer and a mixer tap, space for a cooker with extractor fan over, tiled splashbacks, space for a fridge freezer, plumbing for a washing machine and dishwasher, radiator, spotlights, UPVC double glazed window to the rear and UPVC double glazed door to the side.

### First Floor Landing

With stairs rising from the first floor, loft-hatch and doors leading into the bathroom and three bedrooms.

### Bedroom One

12'0" x 11'6" (3.67m x 3.51m )

A carpeted double bedroom with fitted wardrobes and drawers, UPVC double glazed bay window with fitted shutter to the front, and radiator.

### Bedroom Two

11'11" x 9'8" (3.64m x 2.95m )

A carpeted double bedroom with built-in storage cupboard, UPVC double glaze window with fitted shutter to the rear and radiator.

### Bedroom Three

7'5" x 6'3" (2.27m x 1.92m )

A carpeted bedroom with fitted desk and shelving, vertical

radiator, spotlights and UPVC double glazed window with fitted shutter to the front,

### Bathroom

Incorporating a four-piece suite comprising panelled bath, large rainfall effect shower, wash-hand basin inset to vanity unit, WC, tiled flooring, spotlights, vertical radiator, UPVC double glazed window to the rear and side.

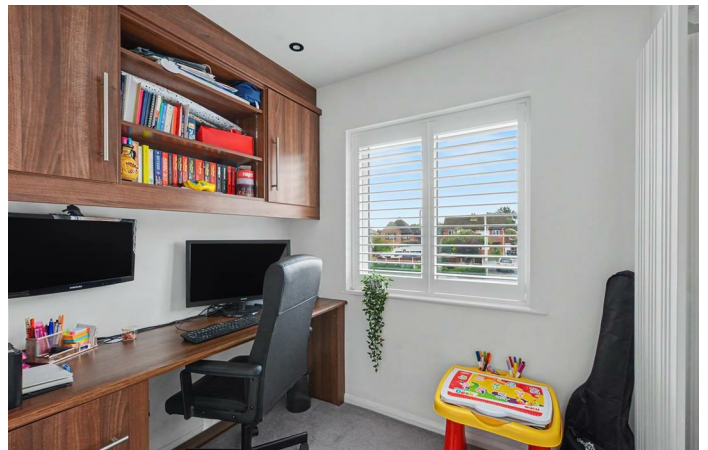
### Outside

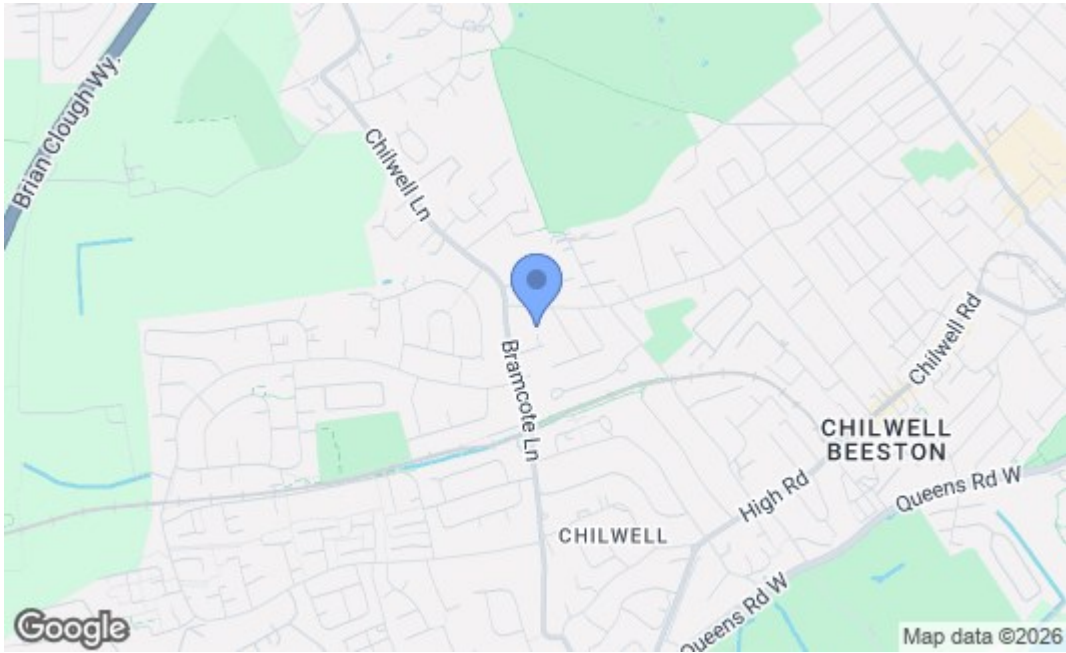
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### Garage

20'4" x 8'2" (6.20m x 2.49m )

With double doors to the front, window to the side, light and power.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.