



Four-Bedroom Detached House located in Beeston.

Guide Price
£500,000

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45 Penrhyn Crescent
Beeston
Nottingham
NG9 5NZ



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1,875
sq ft

This exceptional four-bedroom detached family home has been transformed beyond its original design, creating a spacious and contemporary residence perfectly suited to modern family living. Occupying an elevated position, the property enjoys breath taking panoramic views to the front, while the beautifully private, south-facing rear garden backs onto an open aspect, providing an idyllic outdoor setting.

The accommodation benefits from gas central heating and double glazing throughout and has been thoughtfully extended to offer generous and versatile living space.

Whilst requiring some minor cosmetic finishing, the property has already undergone significant improvements, including a stylish refitted family bathroom, contemporary en-suite shower room, ground floor shower room/WC, and an impressive open-plan living, dining and kitchen that undoubtedly forms the heart of the home. For added comfort and efficiency, the main open-plan kitchen, dining and living space, together with the utility room, benefits from underfloor heating.

The welcoming entrance hall leads to a comfortable lounge and the stunning open-plan living, dining and breakfast kitchen, complete with an attractive roof lantern and patio doors opening onto the rear garden, creating a wonderfully bright and sociable living space. A large utility room, modern ground floor shower room/WC and internal access to the garage with roller shutter door further enhance the practicality of the accommodation.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom featuring a contemporary en-suite shower room and access to a unique tiled roof terrace with balcony, perfectly positioned to enjoy the far-reaching views. The luxurious refitted family bathroom boasts a freestanding bath alongside a separate corner shower cubicle, creating a stylish and relaxing retreat.

Externally, the property offers a driveway providing off-road parking, an integral garage and an attractive south-facing rear garden with patio seating area, enjoying an excellent degree of privacy and open views beyond.

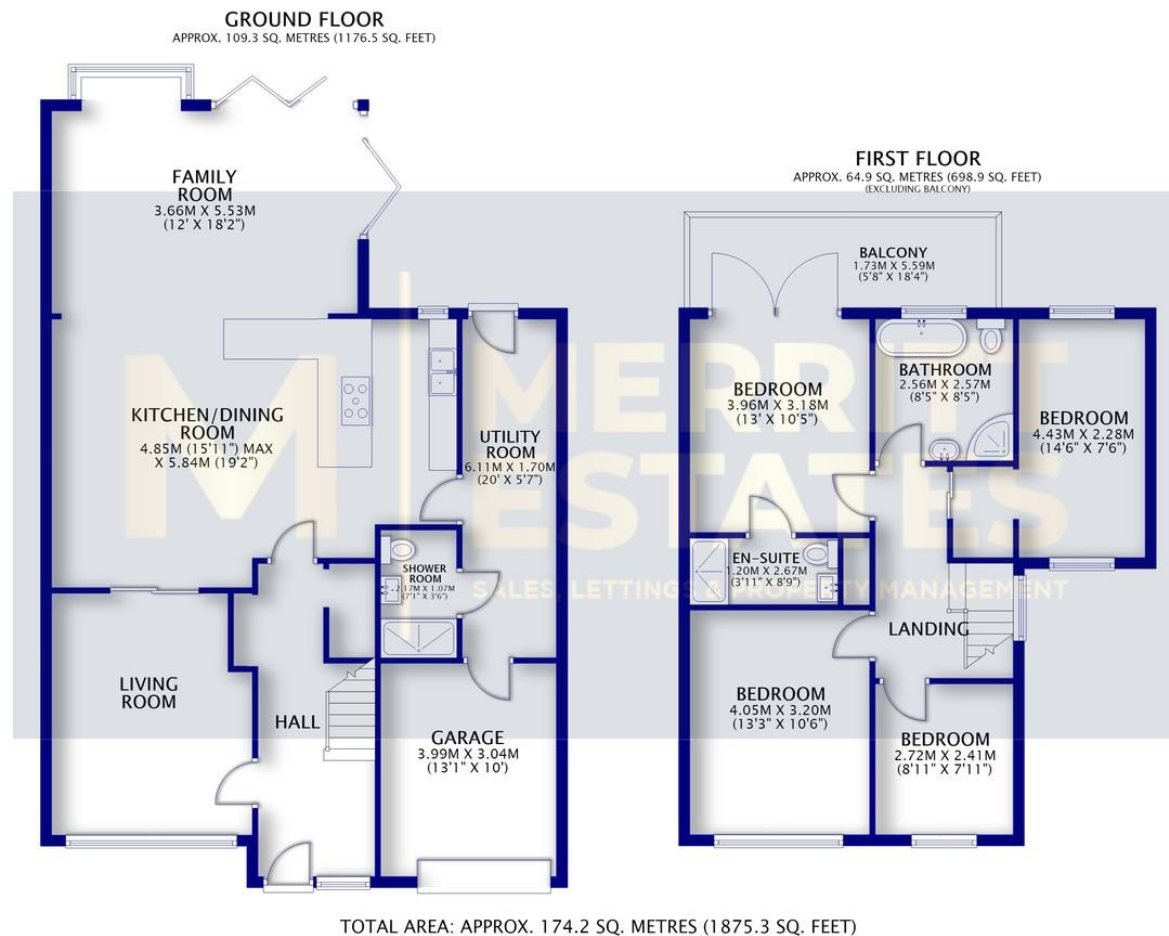
Offered to the market with no upward chain and early vacant possession, this outstanding family home presents a rare opportunity to acquire a deceptively spacious property in a desirable elevated setting. Early viewing is strongly recommended to fully appreciate the size, quality and stunning outlook this home has to offer.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



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