



Four bedroom  
Detached  
House located  
in Beeston.

Offers Over  
£775,000

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# Grace House

## 2 Bletchley Close

### Beeston

### Nottingham

### NG9 2WR



4



2



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TAX



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Merritt Estates are proud to bring to the market one of the last few remaining new stunning and contemporary houses from Swallow Hill Homes in their small and exclusive development, Bletchley Close. Grace House is a four-bedroom detached home, offering spacious, stylish and contemporary living accommodation that exudes luxury throughout.

On entering the house into a large, bright and airy hallway, you will find the attractive and generous living room on your right, benefitting from a gorgeous bay window to the front. Turning left into the hallway is the cloakroom and downstairs W.C. and access to a storeroom and utility room. At the far left of the hallway you enter into the impressive space for the kitchen, dining room and snug. The kitchen benefits from quartz worktop finish and generous island unit, with integrated hob and undercover lighting, maximizing the space and views of the rear garden. The kitchen comes with Neff Appliances (Oven, Combi Oven, Dishwasher and Wine cooler). The cosy snug area benefits from double patio doors providing plenty of light and easy access to the rear garden.

Ascending the oak glass panelled staircase to the balcony style hallway you will find access to all four double bedrooms and family bathroom with bath and separate shower. The master bedroom benefits from a luxurious en-suite shower room.

Outside the property there is ample parking space for multiple vehicles at the front with the added benefit of a gated parking space at the rear of the property.

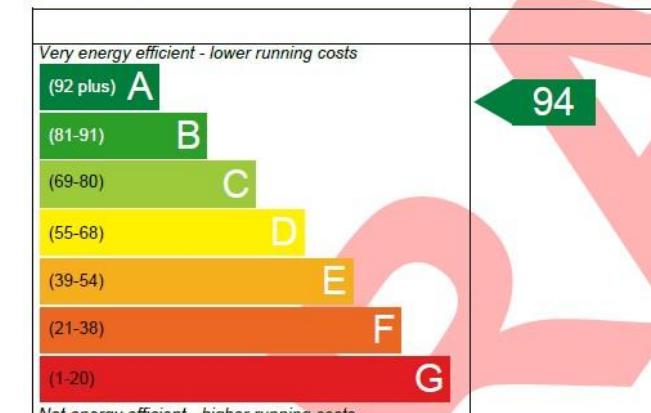
The garden is a lovely mixture and blend of slatted patio with decorative stone border and lawned space edged with shrubs.

This really is a stunning house, with all internal doors being of Oak Vancouver style, windows are Slate Grey UPVC. There is gas central heating and underfloor heating throughout. BT full fibre is available with speeds up to 900MB and Virgin cabled ready with 300MB+. The solar panels provide 3.5KW.

A single garage could be built behind the parking area in the back garden if required by the buyer of the property.

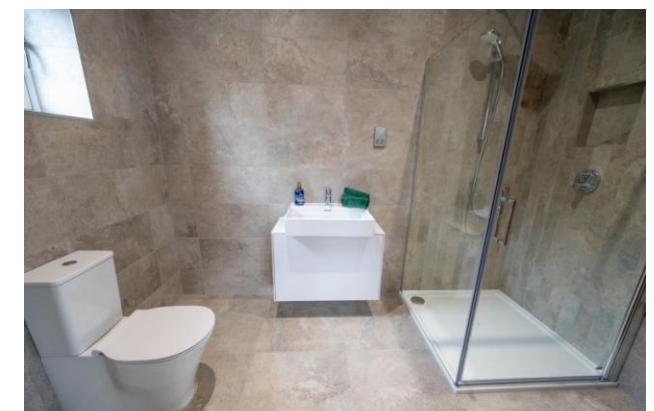
These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate. It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property 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.

### Energy Efficiency Rating



England

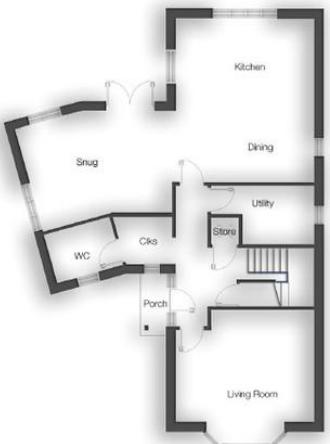
EU Directive  
2002/91/EC



## FLOORPLAN

### Grace House

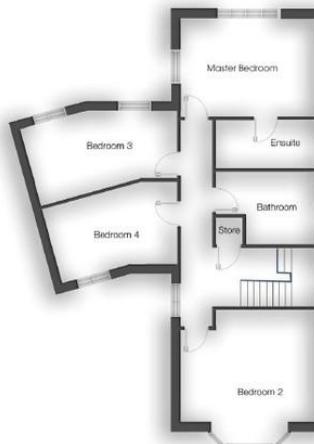
- ✖ 4 Bed
- ✖ WC / Cloakroom
- ✖ Open Kitchen / Dining / Snug
- ✖ Living Space
- ✖ Utility Room
- ✖ Front Porch
- ✖ Ensuite Master Bedroom
- ✖ Three Further Large Bedrooms
- ✖ Family Bathroom
- ✖ 3.5kW Solar Panels



- Kitchen 11m x 6m
- Living Room 5.3m x 5.1m
- Utility 4m x 2.4m

1 Available

2 Bletchley Close



- Master Bedroom 5.3m x 4m
- En-suite 3m x 1.9m
- Bedroom 2 5.3m x 5m
- Bedroom 3 5.9m x 3m
- Bedroom 4 5m x 3m
- Bathroom 4m x 2.8m

Ground Floor: 118m<sup>2</sup> (1270 SQFT) First Floor: 120m<sup>2</sup> (1292SQFT)

\* Please note that the illustration is an example of this house type. All dimensions indicated are approximate

## DIRECTIONS

### CONTACT

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