



3

Bedrooms

2

Bathrooms



A superb three-bedroom semi-detached home, built in December 2024 and offered in immaculate, move-in-ready condition. Benefiting from the remainder of its NHBC warranty, no upward chain, and vacant possession, this modern property is perfect for buyers seeking a straightforward purchase. Situated in Wheatstone Gardens on the outskirts of Beeston, it enjoys excellent access to local amenities and transport links.

This exceptional three-bedroom semi-detached residence in a prime location within **Beeston**, completed in December 2024, offers contemporary living in pristine, move-in-ready condition. Benefiting from the remainder of its NHBC warranty, the property provides valuable reassurance for prospective purchasers. With no upward chain and currently vacant, it represents an outstanding opportunity for those seeking a seamless and timely transaction.

Thoughtfully designed for modern lifestyles, the ground floor boasts a well-balanced and practical layout. The entrance opens into a welcoming hallway, creating an immediate sense of space and natural light. A conveniently positioned ground-floor WC enhances everyday functionality, while the front-facing lounge provides a comfortable and private setting for relaxation. To the rear, the stylish kitchen is fitted with contemporary units and generous work surfaces, flowing effortlessly into a dedicated dining area. French doors extend the living space outdoors, opening onto the rear garden and allowing an abundance of natural light—an ideal arrangement for both entertaining and everyday family living.

The first floor accommodates three well-proportioned bedrooms, thoughtfully arranged off the central landing. The principal bedroom benefits from a private en-suite shower room, offering a touch of luxury and convenience. The remaining bedrooms are served by a modern family bathroom featuring a clean and contemporary suite. Neutral décor throughout enhances the bright and airy ambiance, providing a versatile canvas for personal styling.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn for ease of maintenance and ideal for outdoor enjoyment. A private driveway provides off-road parking, further enhancing the practicality of this attractive modern home.

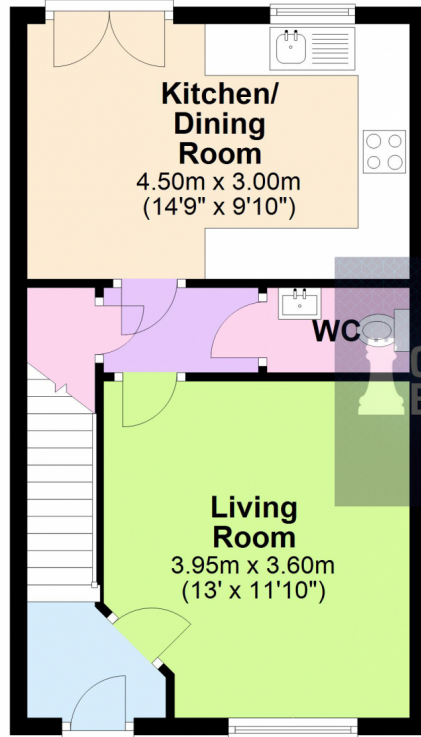
Situated within a modern residential development on the outskirts of Beeston, the property benefits from a highly regarded and well-connected location. The area offering a strong community atmosphere and excellent amenities. Beeston town centre is within easy reach and provides a comprehensive selection of shops, cafés, restaurants and supermarkets, alongside independent retailers and everyday conveniences.

Outstanding transport links, including tram and rail services, ensure swift and convenient access to Nottingham city centre and beyond.

It can be your dream home. Call us today!

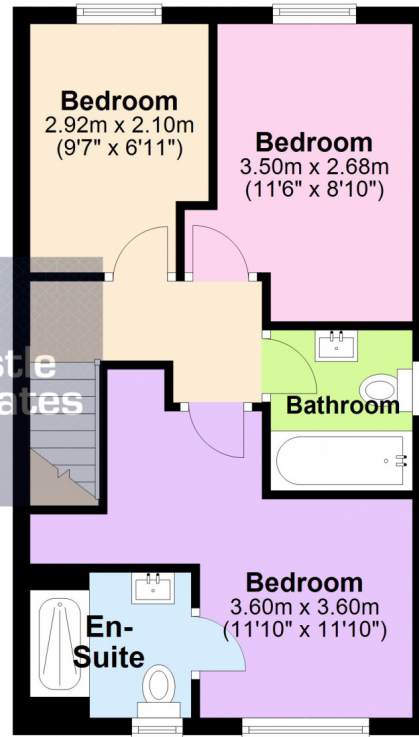
### Ground Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



### First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



Total area: approx. 73.4 sq. metres (789.7 sq. feet)  
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Address: Wheatstone Gardens, Beeston, NG9 1PH

