



## Three Bedroom Semi-Detached House located in Beeston.

Offers Over  
£295,000

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**M** MERRITT ESTATES  
SALES, LETTINGS & PROPERTY MANAGEMENT

# 15 Perkins Way Beeston Nottingham NG9 5JD

Located in a popular area, just a short distance from Attenborough Nature Reserve, this well-presented house offers an ideal living space for a growing family. The property is conveniently close to local shops, schools, and other essential amenities, making it perfect for those looking for a balanced lifestyle between nature and convenience.

As you enter the house, the welcoming entrance hall provides access to the ground floor W/C and leads through to a modern fitted kitchen equipped with under-cabinet lighting, built-in Neff appliances, including a dishwasher, fridge freezer, additional freezer, washing machine, and microwave. The kitchen also features a smart self-cleaning oven with remote on/off capability

The spacious living room, designed for both comfort and family gatherings, includes two TV points compatible with Sky and Virgin, and double French doors that open directly out to the rear garden.

Upstairs, the property comprises three bedrooms, all with their own TV points. The master bedroom boasts impressive built-in wardrobes. There is also a modern and spacious family shower room. In addition, the property offers a semi-boarded loft, providing useful additional storage space.

Externally, the front of the property features a driveway for multiple vehicles. The rear garden is enclosed and offers a spacious patio area. The well-maintained lawn is bordered by slabbed pathways, while mature plants, shrubs, and bushes add greenery and privacy.

## CONTACT

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## FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

We hold independent redress with The Property Ombudsman



3



1



1



B



EPC

C



811  
sq ft