



 **3**  
Bedrooms

 **1**  
Bathroom



Exceptional newly refurbished three-bedroom end-terrace home in a prime Beeston location, set on a corner plot with substantial land and planning permission for further development. Close to the University of Nottingham, Queen's Medical Centre, and with excellent M1 access. Ideal for homebuyers or investors, offered with no onward chain.

## **Exceptional Newly Refurbished Three-Bedroom End-Terrace Home with Development Potential – Prime Beeston Location**

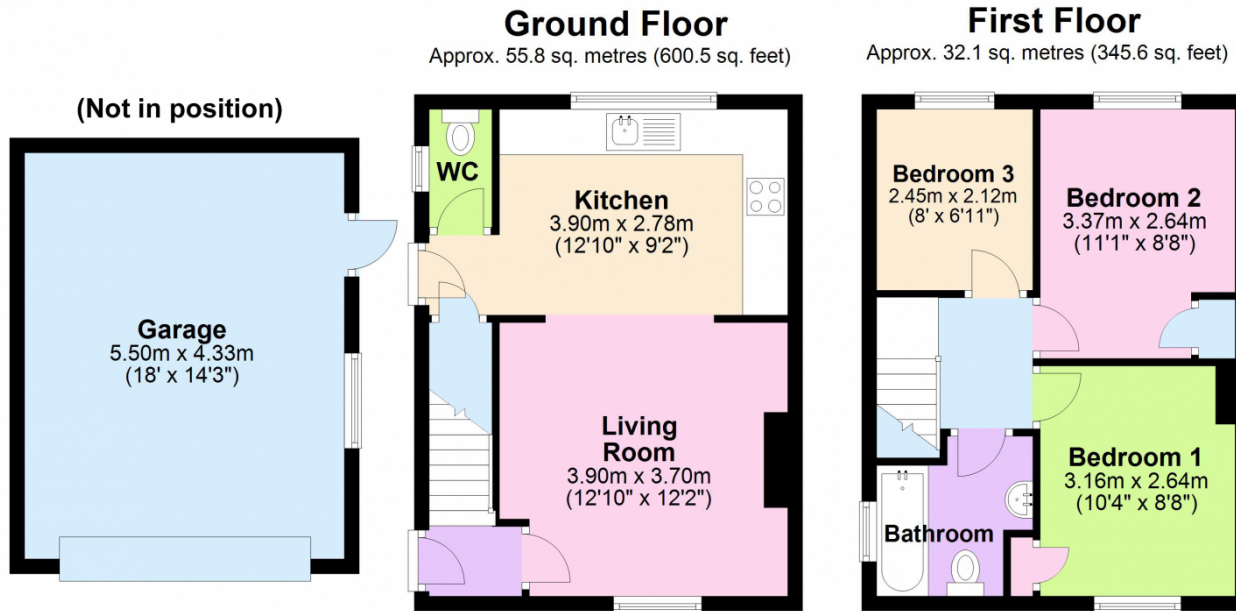
An outstanding opportunity to acquire this newly refurbished three-bedroom end-terrace home, occupying an exceptional corner plot with substantial land and planning permission for further development, ideally situated in a prime location in Beeston. The property is also conveniently located close to the University of Nottingham and the Queen's Medical Centre, with excellent access to the M1, making it particularly attractive to commuters and investors alike.

Upon entering the property, you are welcomed into a spacious and contemporary open-plan living, dining and kitchen area, beautifully designed and flooded with natural light from large windows. The layout is ideal for modern living and entertaining, while offering ample built-in storage throughout. The ground floor also benefits from a convenient downstairs WC and additional storage space.


Upstairs, the property boasts three well-proportioned bedrooms and a stylish modern three-piece family bathroom, finished to a high standard.

Externally, the property continues to impress with a garage, driveway, and parking spaces to both the front and rear. The expansive rear garden offers significant development potential and benefits from planning permission (24/00460/FUL, subject to conditions), making this an ideal prospect for both owner-occupiers and investors alike.

Offered to the market with no onward chain, this remarkable property combines comfort, space, and future potential in equal measure.



Total area: approx. 87.9 sq. metres (946.1 sq. feet)  
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Burrows Avenue, Beeston, NG9 2QW

