



 4  
Bedrooms

 1  
Bathroom





A well-presented four-bedroom semi-detached home offered with no upward chain, ideally located in a quiet cul-de-sac in prime Beeston. Within walking distance of Beeston High Street, close to the University of Nottingham, QMC, and with easy access to the M1, this versatile property is ideal for families, professionals, and first-time buyers.

A well-presented four-bedroom semi-detached property, offered to the market with the benefit of no upward chain.

The property is ideally situated in a quiet cul-de-sac within a prime Beeston location, and is within walking distance of Beeston High Street. It is also close to the University of Nottingham and the Queen's Medical Centre, with easy access to the M1, making it particularly attractive to commuters. This property would appeal to a wide range of buyers, including families, young professionals, and first-time purchasers.

Upon entering the property, you are welcomed by a ground-floor bedroom flooded with natural light from a bay window. The accommodation continues with a well-equipped kitchen offering ample storage, leading through to a generous open-plan living area which flows seamlessly into a conservatory overlooking the rear garden. The ground floor further benefits from a convenient downstairs WC.

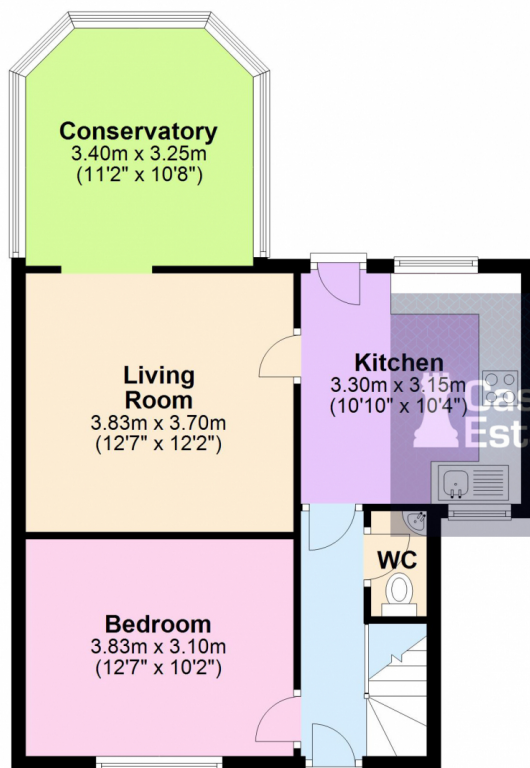
To the first floor are three good-sized bedrooms, along with a modern three-piece family bathroom.

Externally, the property offers a driveway providing ample off-street parking to the front. To the rear is a large garden, ideal for outdoor activities and entertaining, and offering excellent potential for future extension or development (subject to planning consent).

This beautiful and well-located home presents a fantastic opportunity – contact us today to arrange your viewing.

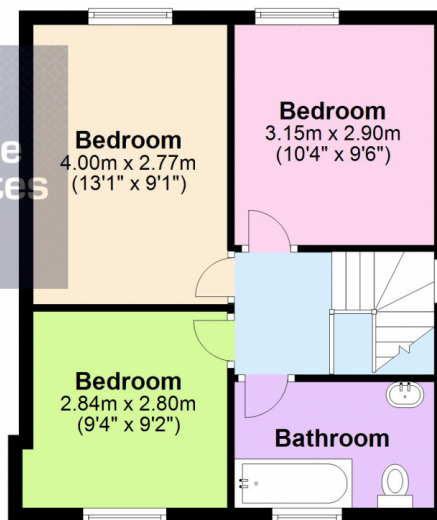
## Ground Floor

Approx. 54.9 sq. metres (590.7 sq. feet)




## First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 94.7 sq. metres (1019.1 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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Address: Boundary Crescent, Beeston, NG9 2QY

