



3

Bedrooms



2

Bathrooms



Located on the sought-after Regeneration Way, this beautifully presented three-bedroom semi-detached home offers modern living in a peaceful, convenient setting. Built just three years ago, it features a stylish interior, a low-maintenance garden, and excellent commuter links – perfect for first-time buyers, families, or investors.

Stunning Three-Bedroom Semi-Detached Home in a Highly Sought-After Location

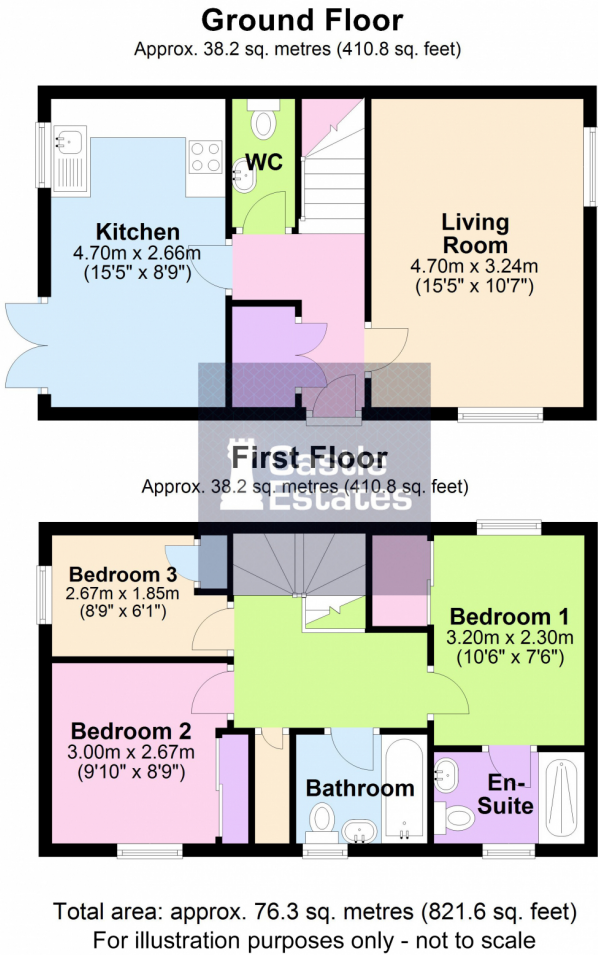
This contemporary three-bedroom semi-detached home, built just three years ago, perfectly combines modern style, comfort, and practicality. It presents an ideal opportunity for first-time buyers, families, or investors seeking a move-in ready property in a prime location.

Nestled in a quiet, tucked-away position, the property welcomes you with a bright, dual-aspect lounge – a versatile and inviting space for both everyday living and entertaining. The open-plan kitchen and dining area has been thoughtfully upgraded and offers generous storage along with integrated appliances, including a fridge, freezer, and dishwasher. French doors lead seamlessly to a sunny patio and enclosed rear garden, perfect for outdoor dining, relaxation, and family activities. A ground-floor WC and handy hallway storage complete the practical layout.

The first floor comprises a principal bedroom with built-in wardrobe and modern en-suite shower room, a second double bedroom with fitted storage, and a versatile third bedroom that could function as a home office, nursery, or hobby room. A stylish family bathroom with bath, shower, basin, and WC serves the floor.

Externally, the property features a low-maintenance rear garden, side access, and a driveway providing off-road parking. With an impressive EPC rating of B, the home is energy-efficient and ready for modern living.

Ideally positioned for commuters, Beeston Train Station is within walking distance, offering direct connections to Nottingham and London. Local amenities, highly regarded schools, and nearby green spaces, including Weir Recreation Ground and Attenborough Nature Reserve, further enhance this property's appeal.



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

Address: Regeneration Way, Beeston, NG9 1NJ

