



Three Bedroom Detached House located in Beeston.

Asking Price of
£260,000

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

22 Greenland Crescent Beeston Nottingham NG9 5LB



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1,160
sq ft

Offered to the market for the first time since new, and with no upward chain, this three-bedroom detached home provides well-proportioned accommodation, thoughtfully designed for comfortable family living.

Upon entering the property, you are welcomed by an inviting entrance hall that leads into a bright and spacious living room, creating a warm and welcoming environment for both everyday living and entertaining. The accommodation flows seamlessly into the dining room, offering an excellent space for family meals or hosting guests, with sliding doors opening into a delightful conservatory overlooking the rear garden. Filled with natural light, the conservatory provides a peaceful space to relax throughout the year.

The fitted kitchen offers a practical layout with ample worktop space, a range of storage units and plenty of room for everyday cooking and meal preparation.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for families, professionals or those requiring a home office. The generous principal bedroom is complemented by two further comfortable bedrooms, with a family bathroom, with electric shower over, serves all three bedrooms.

Outside, the property enjoys an enclosed rear garden, providing an ideal setting for outdoor dining, gardening or simply relaxing in a private setting. A detached garage offers secure parking or additional storage, further enhancing the practicality of this attractive home.

Combining spacious accommodation, a well-balanced layout and excellent potential for its next owners to personalise, this delightful home represents an outstanding opportunity for families and buyers seeking a property in a well-established residential location.

CONTACT

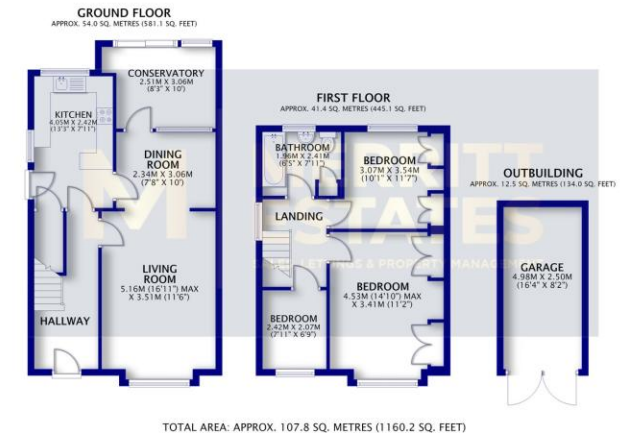
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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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.