BOURNE CLOSE, BEESTON, NOTTINGHAM

PRICE £200,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION

WELCOME TO BOURNE CLOSE

IDEAL FIRST TIME BUY, TWO DOUBLE BEDROOMS - Situated within a popular residential setting in Beeston, this well-presented two double bedroom home offers generous proportions, practical living spaces and an excellent opportunity for first-time buyers or those looking to downsize.

Designed with everyday living in mind, the property features a bright lounge, a spacious breakfast kitchen with contemporary high-gloss units and a breakfast bar, together with a generous rear garden offering excellent outdoor space.

Upstairs, both bedrooms are comfortable doubles, complemented by a well-proportioned bathroom and useful built-in storage throughout the home. The enclosed rear garden provides a patio seating area, brick-built stores and gated rear access, while communal parking to the front adds further convenience.

Combining a functional layout with well-maintained accommodation, this attractive home enjoys a desirable location close to a wide range of amenities, making it a fantastic choice for buyers seeking comfort, convenience and excellent value.

THE DETAIL

The Detail
Entering through the UPVC entrance door, the welcoming hallway immediately provides useful practicality with a built-in cloak and storage cupboard, laminate flooring and access into the main living accommodation. The lounge is a bright and inviting reception room, enjoying a large UPVC double-glazed window overlooking the front aspect, allowing natural light to fill the space throughout the day. Laminate flooring continues underfoot, while an under-stairs storage cupboard offers additional everyday storage before leading through into the breakfast kitchen.

Positioned across the rear of the property, the breakfast kitchen has been designed to maximise both workspace and functionality. A range of contemporary high-gloss wall and base units are complemented by practical work surfaces, a stainless steel sink with drainer, space for a freestanding cooker and plumbing for a washing machine. The breakfast bar provides an ideal space for informal dining, while recessed lighting, tiled flooring and a door opening directly onto the rear garden complete this attractive space.

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The first-floor landing benefits from an airing cupboard providing excellent storage and housing the combination boiler. Both bedrooms are generous doubles, with the principal bedroom positioned to the front featuring a useful built-in over-stairs storage cupboard. The bathroom is particularly spacious and fitted with a white three-piece suite, providing comfortable accommodation for everyday use.

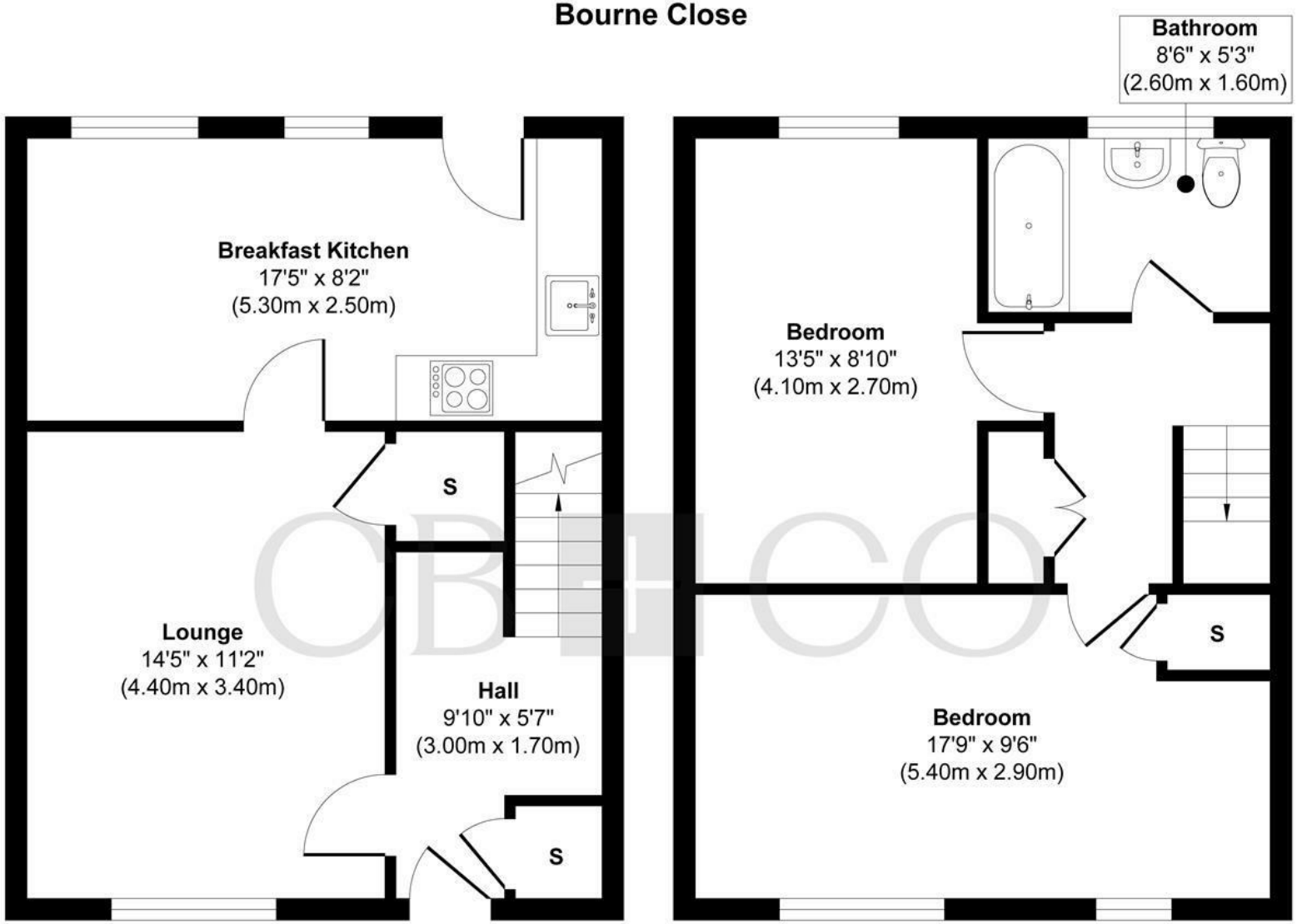
Outside, the enclosed rear garden offers an excellent balance of patio seating, raised planting borders and two useful brick-built stores. Gated rear access enhances convenience, while communal parking is located to the front of the property.

Beeston continues to be one of Nottingham's most popular locations, offering an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities. The area is well served by highly regarded schools, regular public transport including the tram network, and provides convenient access to Nottingham city centre, Queen's Medical Centre and the University of Nottingham. Attractive parks and green spaces are also close by, making this a superb location for buyers seeking both convenience and a strong sense of community.

CB+CO

NIGHT VALE

Bourne Close



Ground Floor
Approximate Floor Area
399 sq. ft
(37.10 sq. m)

First Floor
Approximate Floor Area
399 sq. ft
(37.10 sq. m)

Approx. Gross Internal Floor Area 798 sq. ft / 74.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

798.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Two Double Bedroom Townhouse
- Spacious Lounge With Understairs storage
- Modern Breakfast Kitchen, High Gloss Units And Breakfast Bar
- Generous Family Bathroom
- Combination Boiler And UPVC Double Glazing
- Enclosed Rear Garden With Patio Seating Area
- Two Brick-Built Stores
- Communal Parking Area
- Close To Queens Medical Centre And Woolaton Park
- Ideal First Time Buy

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
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MICKLEOVER

THE STUDIO

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