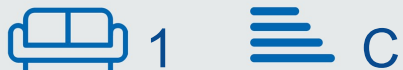


# Quayside Close

Nottingham  
NG2 3BP

Guide Price £400,000



- Four-bedroom mid-terraced townhouse
- Family bathroom, en-suite and downstairs WC
- Off road parking
- Sought-after location
- Council Tax Band - E
- Accommodation across three floors
- Open plan kitchen/ living/ diner
- Large garden and balcony, with views over the canal
- Viewing essential!
- Tenure - Freehold

 0115 841 1155



0115 841 1155

Quayside Close, Nottingham, NG2 3BP

## Key Features

A rare and exciting opportunity to purchase this beautifully presented four-bedroom townhouse in the highly sought-after and conveniently located Quayside Close. Offering well-appointed accommodation across three floors, this property boasts a larger-than-average rear garden with stunning views over the Beeston Canal-perfect for buyers seeking a spacious outdoor retreat.

Offered with a Guide Price of £400,000, this property also presents the option to acquire the rear plot for an additional £50,000. This rare opportunity provides added flexibility and future potential, making it an attractive proposition for a range of buyers. Please contact us for further information or to arrange a discussion.

The property is entered via a charming canopy porch leading to a welcoming hallway with wood flooring and a staircase rising to the first floor. On this level, you'll find a versatile double bedroom with a front-facing double-glazed window-ideal as a guest room or additional reception space. To the rear, a generous study area with double-glazed doors opens onto a patio beneath the balcony, overlooking the garden. A contemporary three-piece shower room, featuring a stylish shower cubicle and a distinctive porthole window, completes this floor.

The heart of the home is a breathtaking open-plan living, dining, and kitchen area, designed for both comfort and style. The sleek, modern kitchen features high-gloss wall and base units, granite worktops, a central island with a ceramic induction hob, and a suspended glass and stainless-steel extractor hood. A striking porthole window enhances the front elevation, while integrated appliances add to the kitchen's seamless design. The dining area flows effortlessly into the lounge, which is carpeted for warmth and comfort. Bi-fold doors open onto a stylish Astroturf balcony with a cast-iron railing, providing picturesque views of the rear garden.

The upper floor hosts three well-proportioned bedrooms. The primary bedroom is a true sanctuary, featuring built-in furniture, a modern en-suite shower room, and two large windows framing stunning garden views. The two additional bedrooms are served by a contemporary three-piece family bathroom, fitted with a sleek and modern suite.

To the front of the property, a large block-paved driveway offers parking for multiple vehicles, enhanced by built-in lighting within the surrounding wall. The rear garden is a standout feature, thoughtfully landscaped with a blend of practical and stylish elements. A covered patio area leads to the main garden, which includes a central lawn, surrounding pathways, raised beds, gravel walkways, an Astroturf play area, and raised decked terraces. Additionally, an impressive garden studio/office provides a unique space for work or leisure, making this property a truly exceptional find for buyers seeking generous outdoor space.

Don't miss out on this one-of-a-kind townhouse in a prime location-schedule a viewing today!

Please note, the owners own the land up the fence at the bottom of the garden.





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## Quayside Close, Nottingham, NG2 3BP



Total area: approx. 111.8 sq. metres (1203.8 sq. feet)



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### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.