



Grayson Mews,  
Beeston, Nottingham  
NG9 6RU

**£475,000 Freehold**



An extended four-bedroom detached house, offering a stylish and contemporary living space.

This excellent house has been comprehensively upgraded and remodelled by the current vendors including a two storey side extension, a particular feature of this house is a stunning open plan kitchen diner/living space with feature bi-fold doors to the garden and Velux window.

In brief the light filled and stylish interior comprises: entrance hall, sitting room, utility area, WC, study and impressive open plan kitchen diner and living area, rising to the first floor is a master en-suite bedroom, three further bedrooms, and a family bathroom.

Outside the property has an established garden to the front, closed and landscaped garden to the rear, decking area, and stocked borders, beyond which is a garage and drive.

Tucked away in a small and sought-after cul-de-sac within this popular and convenient estate position, well placed for a wide range of local facilities including shops, parks, excellent transport links, George Spencer Academy catchment area, Attenborough Nature Reserve and range of other facilities, this fabulous house must be viewed to be truly appreciated.



A composite double glazed entrance door leads to hallway.

#### Entrance Hall

With fitted cloaks cupboard, under stairs cupboard, and stairs off to the first floor landing.

#### Sitting Room

11'4" x 10'4" (3.47m x 3.17m )

UPVC double glazed window and radiator.

#### Utility Area

8'0" x 3'10" (2.46m x 1.18m )

Fitted cupboards, plumbing for a washing machine, space for a dryer, radiator, and UPVC double glazed door to the exterior.

#### WC

Fitted with a WC, wall mounted wash-hand basin with tiled splashback.

#### Study

10'4" x 6'11" (3.17m x 2.12m )

UPVC double glazed window and radiator.

#### Kitchen Diner and Living Area

20'8" x 17'0" (6.30m x 5.20m )

With an extensive range of modern fitted wall and base units, quartz work surfacing with splashback, fitted breakfast bar, single sink and drainer with mixer tap, induction hob with extractor above, inset hide and slide electric oven and further combination microwave and oven with grill, integrated fridge, freezer, dishwasher, two radiators, Velux window, UPVC double glazed window with fitted window seat, aluminium bi-fold doors leading to the rear garden, and ethanol fuelled burner mounted upon a slate hearth.

#### First Floor Landing

UPVC double glazed window and loft hatch.

#### Bedroom One

13'4" x 10'6" (4.08m x 3.21m )

UPVC double glazed window, radiator, fitted mirror fronted wardrobes, and feature panelled wall.

#### En-Suite

Fitted with a WC, wash-hand basin inset to vanity unit with shaver point and mirror fronted cabinet above, shower cubicle with mains control over head shower and further shower handset, wall mounted heated towel rail, tiled flooring, fully tiled walls, and extractor fan.

#### Bedroom Two

9'1" x 9'2" (2.79m x 2.81m )

UPVC double glazed window, radiator, and fitted wardrobe.

#### Bedroom Three

11'1" x 9'1" (3.39m x 2.78m )

UPVC double glazed window, radiator, and fitted wardrobe.

#### Bedroom Four

9'1" x 5'9" (2.79m x 1.76m )

UPVC double glazed window, radiator, wall mounted cupboard.

#### Bathroom

7'5" x 6'2" (2.27m x 1.89m )

Fitted with a WC, wash-hand basin, bath with shower handset, shower cubicle with mains overhead shower and further shower handset, fully tiled walls, tiled flooring, extractor fan, wall mounted heated towel rail.

#### Outside

To the front the property has a open porch and established garden with stocked borders, secured gated access with a key pad, leads along the side of the property to the rear, where there is a power point, and outside tap. To the rear the property has an enclosed and landscaped garden, with decking with lighting, lawn, a seating area with pergola over, raised borders, established shrubs and trees, pedestrian gate with key code access to the drive with the garage beyond.

#### Garage

18'3" x 9'10" (5.57m x 3.02m )

Up and over door to the front, light and power.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

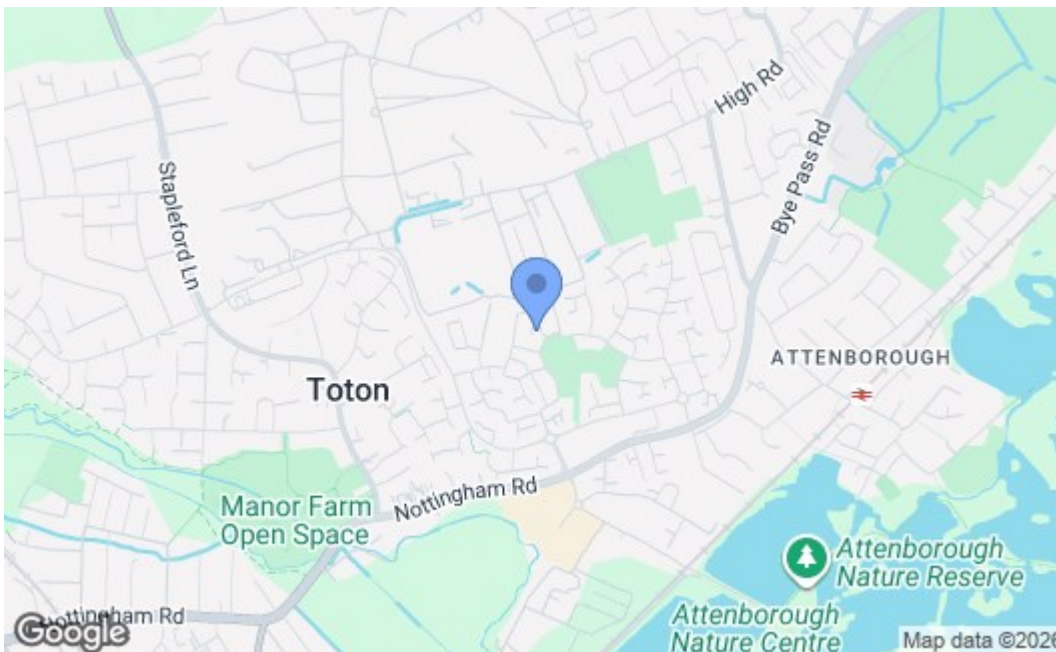
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

#### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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