



The Cloisters,  
Beeston, Nottingham  
NG9 2FR

**£375,000 Freehold**



Located on the The Cloisters, this delightful house presents an excellent opportunity for those seeking a comfortable family home. The property boasts two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. With three spacious bedrooms, there is ample room for relaxation and personal space, making it ideal for families or those looking to accommodate guests.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. Additionally, the property includes parking, providing ease of access and convenience for residents.

One of the standout features of this property is the absence of an upward chain, allowing for a smoother and quicker transaction process. This is particularly advantageous for buyers eager to settle into their new home without unnecessary delays.

Overall, this house in The Cloisters offers a wonderful blend of comfort, convenience, and potential, making it a must-see for anyone looking to establish themselves in this lovely Nottingham neighbourhood. Whether you are a first-time buyer or seeking a new family home, this property is sure to meet your needs and expectations.



### Entrance Hall

UPVC double glazed entrance door, tiled flooring, stairs to the first floor landing, radiator, useful under stairs storage cupboard and doors to the kitchen diner, lounge and WC.

### Downstairs WC

Fitted with a low level WC, wall mounted wash hand basin, tiled flooring, partially panelled walls and UPVC double glazed window to the front.

### Lounge

16'2" x 11'3" (4.95m x 3.45m )

UPVC double glazed window to the front, laminate flooring, radiator, fitted storage cupboards and a feature open fire place with timber beam mantle and doors to the kitchen diner.

### Kitchen Diner

17'9" x 10'2" (5.43m x 3.12m )

Fitted with a range of modern wall, base and drawer units, oak work surfaces, Belfast sink with mixer tap, integrated electric oven with gas hob and extractor fan over, tiled splashbacks, integrated fridge freezer, integrated dishwasher, breakfast bar, spotlights to ceiling, radiator, and UPVC double glazed French doors and UPVC double glazed window to the rear.

### Landing

Loft hatch, airing cupboard housing the hot water cylinder, and doors to the bathroom and three bedrooms.

### Bedroom One

12'6" x 11'5" (3.83m x 3.48m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

### Bedroom Two

11'11" x 10'2" (3.64m x 3.12m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front, and radiator.

### Bedroom Three

8'11" x 7'5" (2.72m x 2.28m )

Laminate flooring, UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel rail and UPVC double glazed window to the rear.

### Outside

To the front of the property you will find a small lawned garden with stocked borders and mature shrubs and a driveway with the garage beyond. To the rear you find an enclosed garden which includes a patio overlooking the lawn, shrubs, stocked borders, useful storage shed and fence boundaries.

### Garage

Up and over garage door to the front, pedestrian door to the side, 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

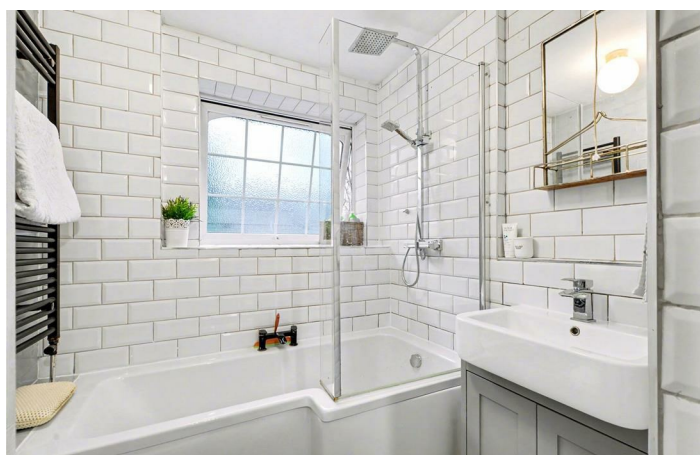
Accessibility/Adaptions: None

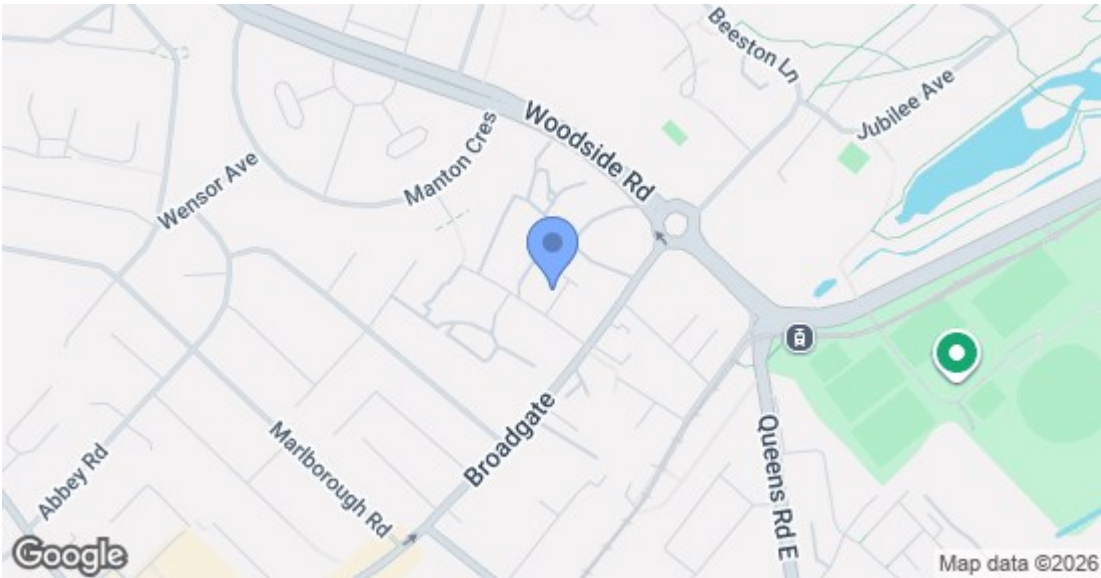
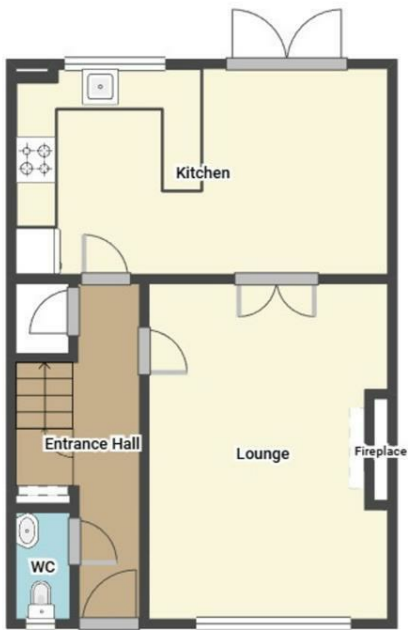
Does the property have spray foam in the loft?: No

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                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 65      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | 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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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