

Plessey Road,  
Beeston, Nottingham  
NG9 1NZ

**£330,000 Freehold**



Guide Price £330,000 - £340,000. A modern three bedroom, semi detached property built in 2022.

Situated just a short walk from Beeston High Street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This well-presented property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals, or growing families.

In brief the internal accommodation comprises; An entrance space, living room, kitchen diner and downstairs wc. Then rising to the first floor are three bedrooms, main bedroom with ensuite and family bathroom.

Outside the property to the front is a lawned space with driveway for ample off-street parking. The rear garden is then primarily lawned.

Offered to the market with a UPVC double glazing and gas central heating throughout, along with a high standard of fixtures and fittings, this fantastic property is well worthy of an early internal viewing.



### Entrance Hall

Composite entrance door through to the entrance hall with laminate flooring and door to the downstairs WC and lounge.

### Downstairs WC

Low flush WC and wash hand basin, fully tiled walls, and radiator.

### Living Room

16'1" x 11'8" (4.91m x 3.58m )

UPVC double glazed window to the front aspect and side, stairs leading to the first floor landing, laminate flooring, and door leading into the kitchen diner.

### Kitchen Diner

14'10" x 11'6" (4.54m x 3.52m )

Fitted with range of contemporary wall, base and drawer units with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over. Integrated appliances to include fridge freezer, washing machine and dishwasher. Laminate flooring, access to the under stairs storage cupboard and UPVC double glazed French doors to the rear garden.

### First Floor Landing

Access to the loft hatch, useful storage cupboard and doors leading into the bathroom and three bedrooms.

### Bedroom One

11'5" x 8'5" (3.50m x 2.58m )

UPVC double glazed window to the front aspect, laminate flooring, fitted wardrobed, radiator and door leading to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin and walk in electric power shower, fully tiled walls, radiator and UPVC double glazed window to the side aspect.

### Bedroom Two

10'2" x 8'5" (3.10m x 2.58m )

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

### Bedroom Three

8'8" x 6'2" (2.66m x 1.89m )

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

### Bathroom

Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin and bath with electric power shower above and glass shower screen, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a lawned garden with driveway with ample off-street parking and gated side access to the rear. This is primarily lawn, partly with artificial lawn and fenced boundaries.

### 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

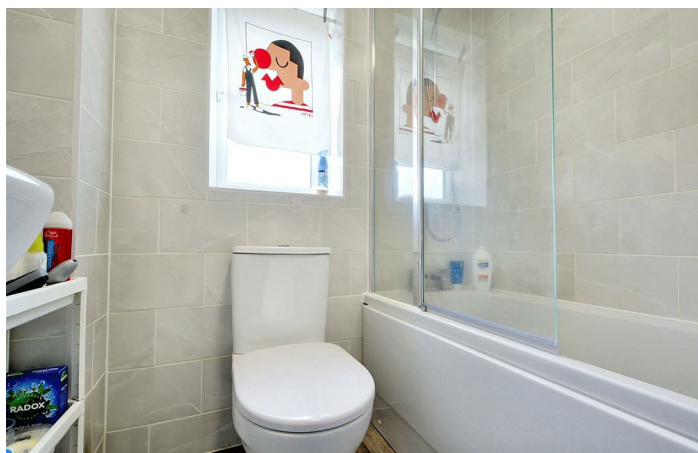
Planning Permissions/Building Regulations: None

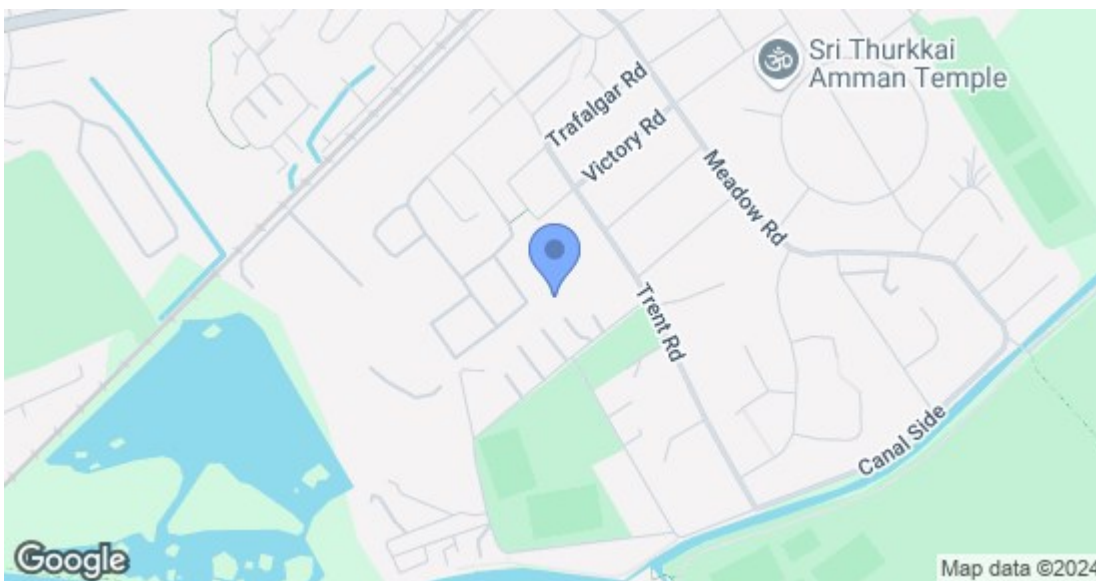
Accessibility/Adaptions: None

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			96
(81-91) B		84	
(69-80) C			
(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	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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