



Regeneration Way,
Beeston, Nottingham
NG9 1NJ

£414,995 Freehold



A three/ four bedroom semi detached property, upgraded to the highest specification with driveway and garage on a sought-after development.

Unexpectedly on the market, the show home, really is ready to move into, as it comes ready with full furniture and furnishings, everything down to the plates. It would be considered an ideal opportunity for a large variety of buyers including growing families, young professionals or anyone looking to relocate and settle in a convenient location.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

In brief the internal accommodation comprises; An entrance hall, through to a spacious open plan living area with kitchen, dining, and family space, a separate fourth bedroom/study and WC to the ground floor. Then rising to the first floor is the lounge and main double bedroom with en-suite. The second floor then has a further double bedroom, single bedroom, and family bathroom.

Outside the property to the front is a driveway with ample off-street parking for two cars leading to a detached garage and gated side access to the rear. The enclosed rear garden is south facing and nicely landscaped with a paved seating area and lawned space beyond.

Having recently been completely by Barratt homes, this fantastic new build has been thoughtfully designed and offers a touch of luxury for any purchaser.



Entrance Hall

A composite door through to the entrance hall, with Amtico flooring, a radiator and useful storage cupboard.

Open Plan Living Space

12'11" x 15'10" (3.94m x 4.83m)

Living Space: Amtico flooring, with radiator, under stairs storage cupboard and UPVC double glazed French doors to the rear garden.

Kitchen Area: A high gloss kitchen, including a range of wall and base units with work surfacing over, under wall unit lighting and one and half bowl sink, with mixer tap and drainer, inset gas hob with extractor fan above and integrated double electric oven. Other integrated appliance to include fridge freezer, wash dryer, dishwasher, and wine fridge.

Bedroom Four/Study

8'11" x 6'1" (2.72m x 1.86m)

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

Downstairs WC

Low flush WC, pedestal wash hand basin with tiled splash backs, radiator, and extractor fan.

First Floor Landing

A carpeted landing with radiator.

Living Room

12'9" x 11'9" (3.91m x 3.60m)

A versatile room, suitable as a lounge or bedroom. Carpeted flooring, with radiator and UPVC double glazed window to the front aspect.

Main Bedroom Suite

12'9" x 10'0" (3.91m x 3.05m)

A double bedroom, with radiator and UPVC double glazed window to the rear aspect. Access to the en-suite.

En-Suite

Incorporating a three-piece suite comprising a low flush WC, pedestal wash hand basin, walk in mains powered shower, part tiled walls, radiator, and extractor fan.

Second Floor Landing

A carpeted landing with radiator.

Bedroom Two

12'11" x 11'5" (3.95m x 3.49m)

A carpeted bedroom, with radiator and ventilating Keylite skylight to the rear aspect.

Bedroom Three

12'11" x 7'3" (3.94m x 2.23m)

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

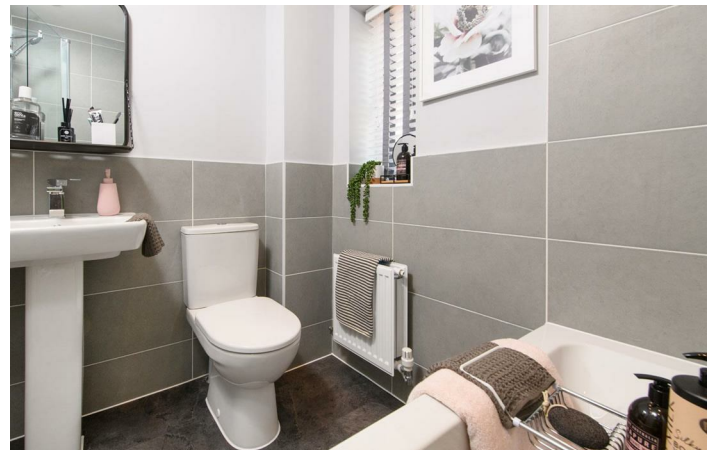
Bathroom

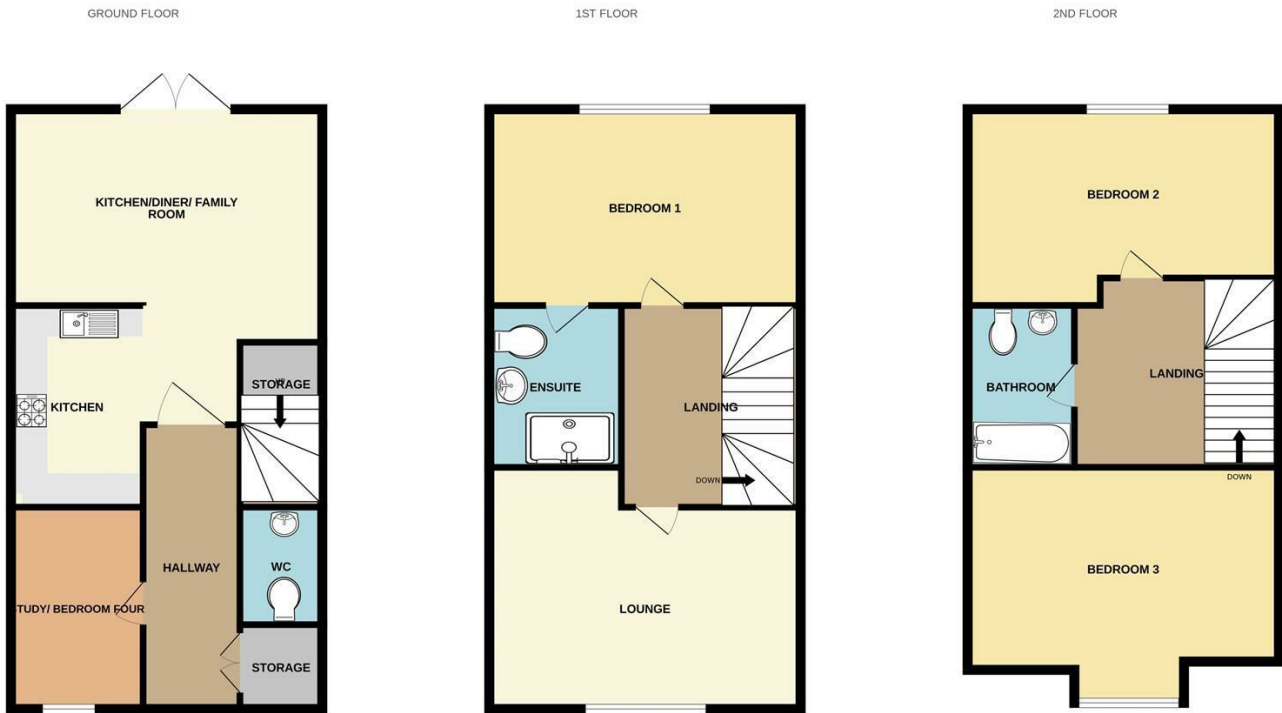
6'5" x 5'6" (1.96m x 1.70m)

Incorporating a three-piece suite comprising a low flush WC, pedestal wash hand basin, bath with power shower above and glass shower screen, part tiled walls, radiator, and extractor fan.

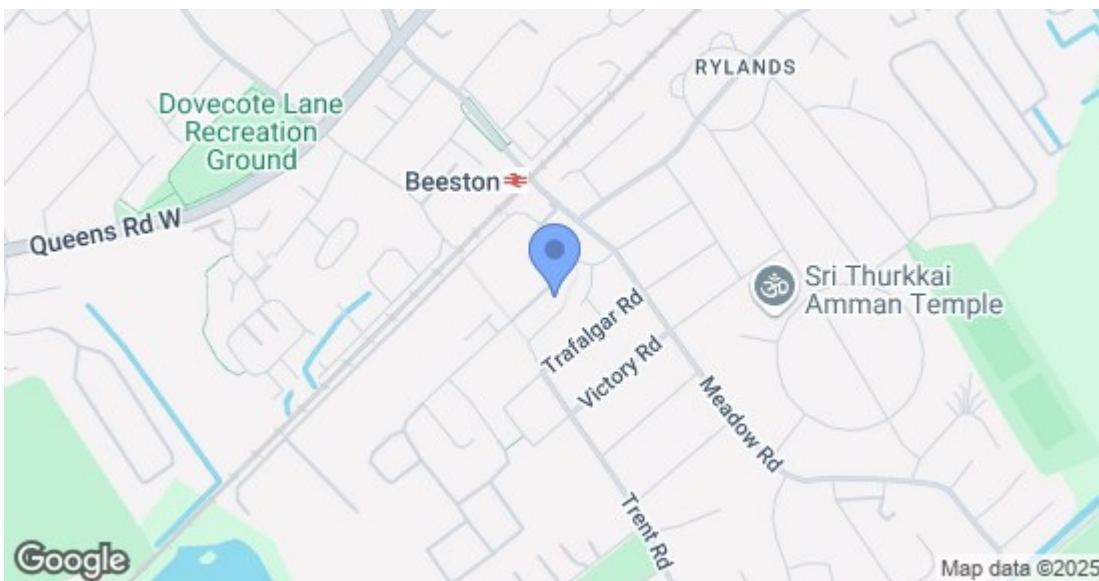
Outside

To the front is a driveway with ample off-street parking for multiple cars, leading to a detached garage and gated side access. The south facing, enclosed rear garden is nicely landscaped with a paved seating area, planted flower beds and lawned space.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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