



Harvest Close,  
Beeston, Nottingham  
NG9 2JS

**£375,000 Freehold**



A well-presented modern four-bedroom semi-detached house with a garage.

Situated in this sought-after and convenient residential location on a quiet and peaceful cul-de-sac location, well placed for a variety of local shops and amenities including schools, transport links, The university of Nottingham, Queens Medical Centre, and Beeston Town Centre, this fantastic property, is considered an ideal opportunity for a range of potential purchasers including young professionals and families.

In brief the internal accommodation which is arranged over three floors comprises: entrance hall, kitchen/breakfast room, lounge, and WC to the ground floor, with two good-sized double bedrooms, a further single bedroom, and family bathroom to the first floor, and to the second floor you will find the main bedroom suite.

To the front of the property, you will find a small gravelled area with mature shrubs, tarmac driveway with car standing for two vehicles, and gates access to the sunny south-facing, private and enclosed rear garden, which includes an Indian sandstone patio, overlooking the lawn beyond, gravelled borders, outside water tap, and fence boundaries.

Offered to the market with the benefit of ready to move in condition, UPVC double glazing, gas central heating, and a light and airy living space, this property truly must be viewed in order to be fully appreciated.



### Entrance Hall

A composite entrance door, radiator, tiled flooring, stairs to the first floor, and doors to the WC, lounge and kitchen diner.

### Kitchen Diner

13'6" x 9'2" (4.12m x 2.8m )

With a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob, aluminium splashback, and air filter over, integrated fridge freezer, dishwasher and washing machine, tiled flooring, radiator, and UPVC double-glazed window to the front.

### Lounge

16'2" x 10'11" (4.93m x 3.35m )

A carpeted reception room with built-in storage cupboard, radiator, UPVC double-glazed door and UPVC double-glazed window to the rear.

### First Floor Landing

UPVC double-glazed window to the side, airing cupboard housing the hot water cylinder, and door to the bathroom and three bedrooms.

### Bedroom Two

12'0" x 9'3" (3.68m x 2.84m )

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

### Bedroom Three

12'7" x 9'3" (3.84m x 2.84m )

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

### Bedroom Four

9'0" x 6'7" (2.76m x 2.02m )

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

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, low-level WC, laminate flooring, tiled splashbacks, radiator, spotlights, and UPVC double-glazed window to the front.

### Second Floor Landing

Radiator, and door to the main bedroom suite.

### Main Bedroom Suite

15'8" x 12'7" (4.78m x 3.84m )

A carpeted double-bedroom with two radiators, fitted wardrobes, loft hatch, UPVC double-glazed window to the front, and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, low-level WC, laminate flooring tiled splashbacks, roof light, extractor fan, radiator, and spotlights.

### Outside

To the front of the property you will find a small gravelled area with mature shrubs, tarmac driveway with car standing for two vehicles with the detached garage beyond, and gates access to the sunny south-facing, private and enclosed rear garden, which includes an Indian sandstone patio, overlooking the lawn beyond, gravelled borders, outside water tap, and fence 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.



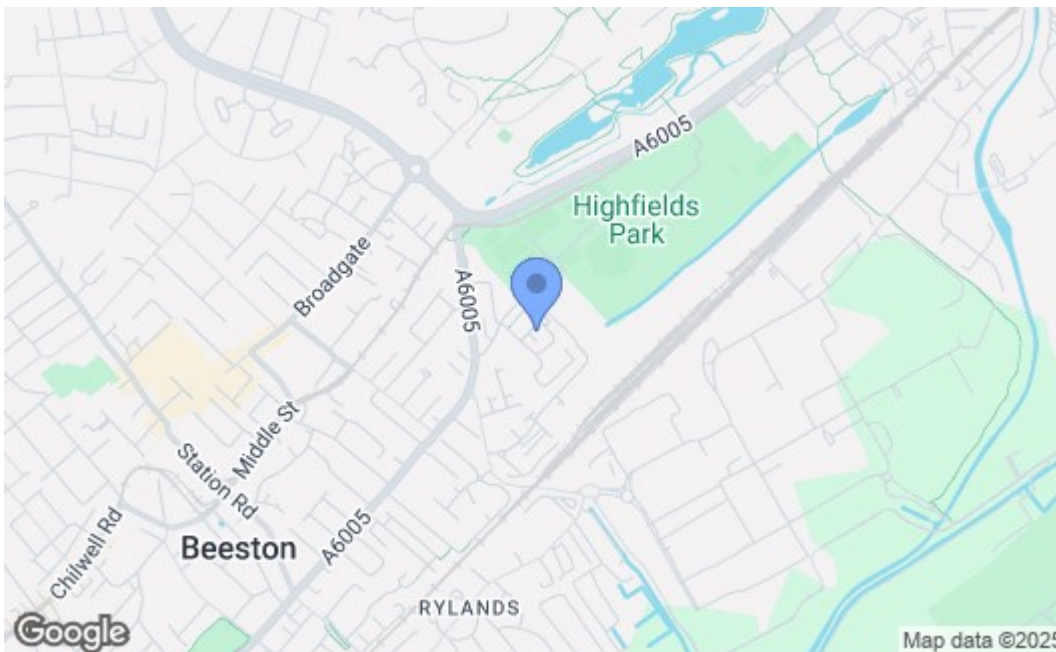
GROUND FLOOR

1ST FLOOR

2ND FLOOR



While 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. The 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 is given 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			
<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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