



Hartcroft Road  
Bestwood Park, Nottingham NG5 5JF

**Asking Price £270,000 Freehold**

A FOUR BEDROOM EXTENDED SEMI  
DETACHED FAMILY PROPERTY.



WOW WOW WOW – Just stop and take a look at this immaculate FOUR-BEDROOM semi-detached home! If you're looking for a property that brings the wow-factor, this is it. With your very own bar, garden room, sunken seating area, and outdoor dining space, you'll be the one hosting all the parties.

Situated in the ever-popular Bestwood Park area of Nottingham, this spacious and beautifully presented home offers an exciting opportunity for both first-time buyers and upsizers alike.

Step inside via the entrance porch into a welcoming hallway that leads to an impressive open-plan lounge/diner, complete with feature panelled walls and a contemporary inset fireplace – perfect for relaxing or entertaining. The modern kitchen is fitted with a range of matching units and integrated appliances, while a handy ground floor WC adds convenience. The real showstopper? The stunning garden room, providing an exceptional space for living, dining, and entertaining, complete with a built-in bar and separate utility area.

Upstairs, the first floor hosts three well-proportioned bedrooms and a refitted shower room with walk-in enclosure, vanity wash basin, and WC. The second floor reveals a luxurious master suite, with a Juliet balcony overlooking the rear garden, built-in wardrobe space, and a magnificent en-suite bathroom.

Outside, the property enjoys a spacious driveway and a low-maintenance front garden. The rear garden is simply made for entertaining, featuring a sunken seating area, lawn, and mature planting – an ideal retreat in the warmer months.

Located within easy reach of the City Hospital, excellent transport links, local schools, and shops, this property has the perfect balance of lifestyle and convenience. Early viewing is essential – this one won't hang around.



### Entrance Porch

4'6 x 6'05 approx (1.37m x 1.96m approx)

Modern UPVC double glazed composite door to the front elevation with fixed double glazed panels either side, vaulted ceiling, LVT flooring, ceiling light point, space for additional storage, internal glazed door leading to the inner entrance hallway.

### Inner Entrance Hallway

9'7 x 9'01 approx (2.92m x 2.77m approx)

UPVC double glazed window to the side elevation, useful under stairs storage cupboard providing further storage space, feature vertical radiator, LVT flooring, inset feature mirror, internal glazed doors leading through to;

### Ground Floor WC

5'05 x 2'9 approx (1.65m x 0.84m approx)

Pedestal wash hand basin with storage cupboard below, low level flush WC, chrome heated towel rail, tiled splashbacks, LVT flooring, UPVC double glazed window to the side elevation.

### Open Plan Lounge Diner

10'10 x 20'1 approx (3.30m x 6.12m approx)

This open plan L-shaped lounge diner benefits from having dual aspect incorporating UPVC double glazed window to the front elevation with UPVC double glazed French doors leading to the rear garden room incorporating fixed double glazed panels either side, feature vertical radiators, feature wall panelling, recessed spotlights to the ceiling, inset feature fire with inset space for soundbar and recessed television media wall, ample space for dining table, open through to fitted kitchen.

### Fitted Kitchen

10'11 x 8'11 approx (3.33m x 2.72m approx)

With a range of matching wall and base units incorporating laminate worksurfaces above, four ring induction hob with rising extractor hood above, inset feature sink with mixer tap over, integrated oven, integrated microwave oven, integrated fridge with freezer below, ample storage cabinets, recessed spotlights to the ceiling, pedant lighting, UPVC double glazed window to the rear elevation, integrated dishwasher, integrated bin, pelmet lighting, undercounter lighting, with feature shelving, UPVC double glazed door to the side elevation leading to the side of the property, open through to lounge diner, breakfast bar.

### Garden Room

10'10 x 19' approx (3.30m x 5.79m approx)

This garden room offers versatile summer living with ample space for dining, seating and recessed hot tub, leading to a brick-built store and offering a bar area, concrete worktops with recessed gas barbeque, covered canopy, light and power, secure gated access to the front elevation, additional storage space, decked flooring, external light, external water tap, windows and doors with steps leading to the landscaped rear garden.

### Bar/Storage

6'2 x 10' approx (1.88m x 3.05m approx)

With a range of matching wall and base units with laminate work surfaces over with sink and additional storage space, open through to bar area/garden room, light and power, space and plumbing for automatic washing machine, space and point for freestanding tumble dryer, with additional storage cabinets, wall mounted heater.

### Rear of Property

This rear garden benefits from having a lawn, fencing and hedges to the boundary, decked area, raised sleepers creating borders, sunken seating area offering space for additional fire pit with views over extended property and garden room.

### First Floor Landing

UPVC double glazed window to the front elevation, ceiling light point, carpeted staircase leading to the second floor landing, wall mounted radiator, panelled doors leading off to;

### Bedroom Two

10'9 x 8'10 approx (3.28m x 2.69m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Three

10'9 x 8'3 approx (3.28m x 2.51m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, bedside pendant light points.

### Bedroom Four

6'8 x 9' approx (2.03m x 2.74m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, inset day bed for additional seating/accommodation.

### Family Bathroom

5'06 x 6'02 approx (1.68m x 1.88m approx)

Walk-in shower enclosure featuring rain water shower head above, vanity wash hand basin with storage cupboards below, low level flush WC, LVT flooring, UPVC double glazed window to the side elevation, heated towel rail, additional spotlights to the ceiling, extractor fan.

### Second Floor Landing

Velux roof lights creating natural daylight, UPVC double glazed window to the side elevation, shelving, decorative feature fireplace, panelled door leading to master suite.

### Master Suite

14'02 x 10'1 approx (4.32m x 3.07m approx)

UPVC double glazed French doors incorporating Juliet balcony with views over the landscaped rear garden, bedside pendant light points, feature wall panelling, wall mounted double radiator, recess providing storage for wardrobe space, sliding door leading to the en-suite bathroom.

### En-Suite Bathroom

10'03 x 7'01 approx (3.12m x 2.16m approx)

Five piece suite comprising freestanding bath with freestanding mixer tap over, low level flush WC, double sink with storage cupboard below and solid wooden worksurface above, walk-in shower enclosure featuring mains fed rain water shower head over, tiled splashbacks, shaver point, LVT flooring, wall light points, extractor fan, heated towel rail, French door with Juliet balcony over looking landscaped garden to the rear.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

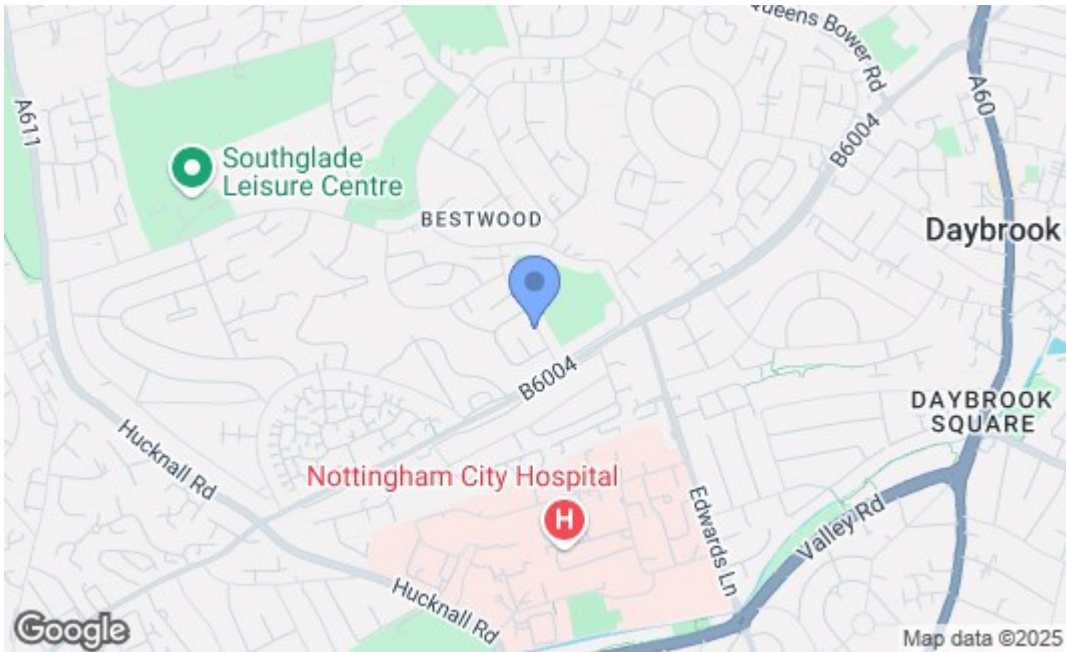
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		

These details 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.