



Harvest Close,  
Beeston, Nottingham  
NG9 2JS

**£375,000 Freehold**





Situated in the sought-after area of Beeston, Nottingham, this delightful semi-detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes an inviting reception room and kitchen diner, providing ample space for relaxation and entertaining guests.

The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. The property boasts a warm and inviting atmosphere, enhanced by its thoughtful design and natural light that flows throughout the home.

Situated in a friendly neighbourhood, this residence is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area offers a vibrant community spirit, with easy access to public transport links for those commuting to Nottingham city centre.

This semi-detached house at Harvest Close is not just a property; it is a place where memories can be made. With its generous living space and prime location, it presents a wonderful opportunity for anyone looking to settle in Beeston. Do not miss the chance to make this charming house your new home.



### Entrance Hall

A composite entrance door, tiled flooring, radiator, stairs to the first floor, useful fitted under stairs storage, and door the WC, lounge and kitchen diner.

### Kitchen Diner

13'7" x 9'2" (4.16m x 2.8m)

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

### Lounge

16'0" x 11'1" (4.9m x 3.38m)

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

### WC

Fitted with a WC, pedestal wash hand basin, part tiled walls, UPVC double glazed window to the front and radiator.

### First Floor Landing

With UPVC double glazed window to the side, stairs to the second floor, airing cupboard housing the hot water cylinder and doors to the bathroom and three bedrooms.

### Bedroom Two

12'2" x 9'3" (3.72m x 2.83m)

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

### Bedroom Three

12'7" x 9'3" (3.84m x 2.82m)

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

### Bedroom Four

8'3" x 6'5" (2.52m x 1.97m)

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

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, tiled floors and walls, heated towel rail, UPVC double glazed window to the front, and extractor fan.

### Second Floor Landing

With radiator, and door the main bedroom suite.

### Main Bedroom Suite

15'5" x 12'5" (4.71m x 3.79m)

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

### En-Suite

Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, WC, tiled flooring and walls, wall mounted heated towel rail, feature roof light, and extractor fan.

### Garage

19'7" x 10'6" approx (5.99m x 3.21m approx)

Up and over garage door, light and power.

### Outside

To the front of the property you will find a large tarmac driveway offering ample car standing, a gravelled border, boxed hedging, useful bin storage behind the garage, and gated side access leading to the enclosed rear garden, which features a paved patio, overlooking the lawn beyond, 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

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

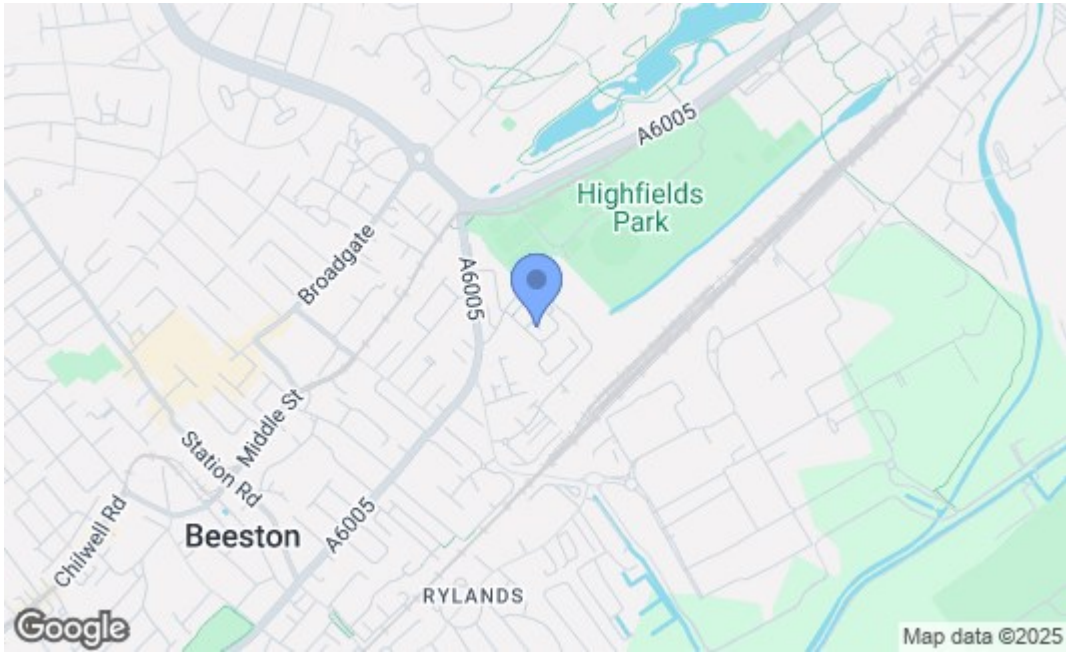
Has the Property Flooded?: No

### 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		96
(81-91) B	83	
(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 <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		
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