

**Beamlight Road**  
**New Eastwood, Nottingham NG16 3JG**

A 2021 PERSIMMON HOMES  
CONSTRUCTED THREE BEDROOM MID  
TOWN HOUSE.

**£210,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED 2021 PERSIMMON HOMES CONSTRUCTED THREE BEDROOM MID TOWN HOUSE KNOWN AS "THE HANBURY" SITUATED WITHIN THIS POPULAR AND NOW ESTABLISHED RESIDENTIAL LOCATION IN NEW EASTWOOD.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room and full width dining kitchen with integrated appliances. The first floor landing then provides access to three bedrooms (en-suite to principal bedroom) and family bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, double width off-street parking to the front and an enclosed rear garden.

The property is located within this now established, modern residential development within easy reach of the A610 and M1, along side the Ikea Retail Park. There is also easy access to the Erewash Canal footpath, local play park and green space, making this an ideal first time buy or young family home.

We highly recommend an internal viewing.



## ENTRANCE HALL

8'5" x 7'6" (2.57 x 2.29)

Panel and double glazed front entrance door, radiator with display cover, wall mounted consumer unit, staircase rising to the first floor, laminate flooring, doors leading to the WC and living room.

## WC

5'6" x 5'6" (1.68 x 1.69)

Modern white two piece suite comprising push flush WC and corner wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the front, radiator, laminate flooring (matching the hallway).

## LIVING ROOM

14'3" x 12'0" (4.36 x 3.68)

Double glazed window to the front (with fitted blinds), radiator, media points, useful understairs storage closet, door into the dining kitchen.

## DINING KITCHEN

15'3" x 9'7" (4.66 x 2.93)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath. Integrated appliances include 50/50 fridge/freezer and dishwasher with separate freestanding plumbing space for a washing machine. Boiler cupboard housing the Logic gas fired combination boiler (for central heating and hot water), opening through to the dining area with ample space for dining table and chairs, radiator. Double glazed window to the rear (with fitted blinds), spotlights, uPVC double glazed French doors opening out to the rear garden, laminate flooring.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, doors to all bedrooms and bathroom. Useful storage closet and loft access point by pull-down loft ladder to partially boarded, lit and insulated loft space.

## BEDROOM ONE

12'0" x 9'6" (3.67 x 2.92)

Double glazed window to the front (with fitted blinds), radiator, freestanding mirror fronted sliding door double wardrobe and useful overstairs storage closet. Door to en-suite.

## EN-SUITE

6'4" x 5'3" (1.94 x 1.62)

Three piece suite comprising tiled and enclosed shower cubicle with mains shower, glass screen and folding glass shower door, push flush WC, wash hand basin with mixer tap. Partial tiling to the walls, wall mounted bathroom cabinet, radiator, double glazed window, extractor fan.

## BEDROOM TWO

9'2" x 9'2" (2.81 x 2.80)

Double glazed window to the rear (with fitted blinds), radiator, decorative panelling to dado height on one wall.

## BEDROOM THREE

8'3" x 5'8" (2.52 x 1.75)

Double glazed window to the rear (with fitted blinds), radiator.

## BATHROOM

6'0" x 5'11" (1.85 x 1.81)

Modern white three piece suite comprising panel bath with mixer tap, push flush WC, wash hand basin with mixer tap. Partial wall tiling, radiator, extractor fan.

## OUTSIDE

To the front of the property, there is a double width tarmac driveway providing off-street parking side-by-side for two vehicles. Access to the front entrance door. Pedestrian access then leads down the left hand side of the property into the rear garden. The rear garden is enclosed by timber fencing to all boundary lines, designed for straightforward maintenance with two separate top and bottom patio areas with matching pathway leading down the left hand side providing access to the high quality artificial lawn section. Within the garden, there is a useful timber storage shed, outside water tap and pedestrian gated access which leads back to the front of the property.

## DIRECTIONS

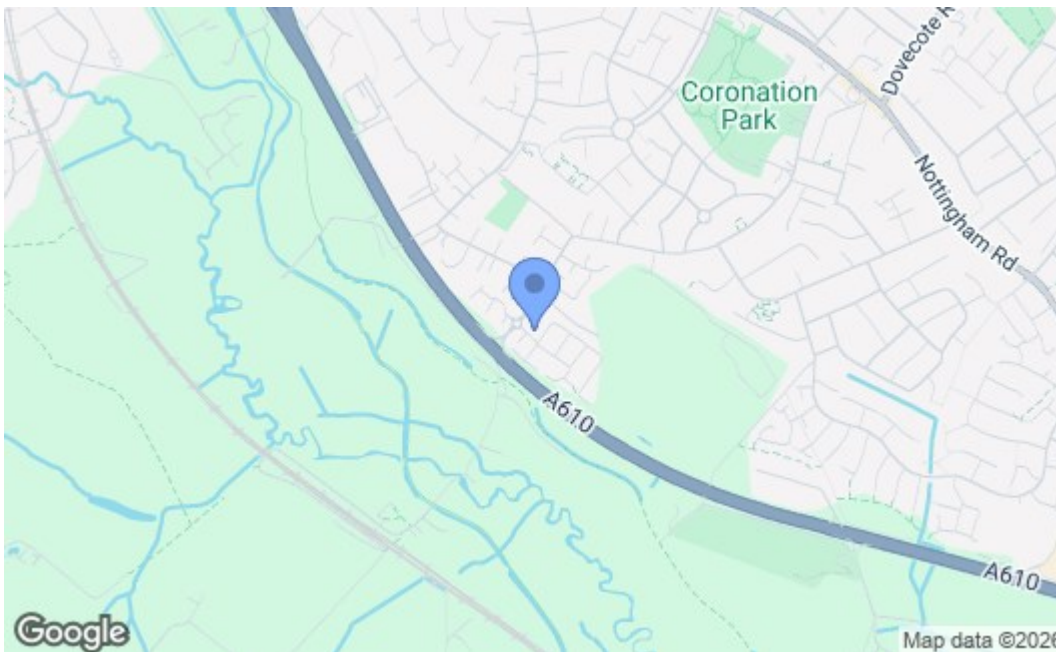
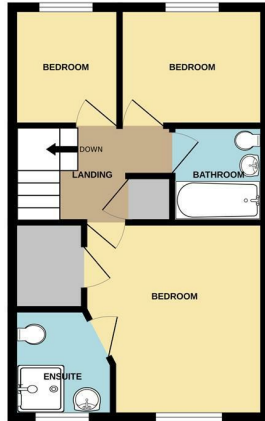
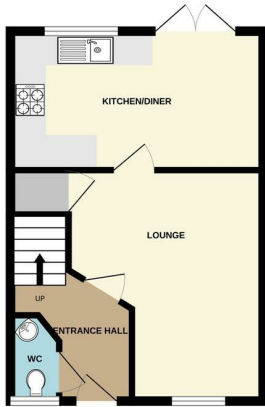
Via the A610 (coming from motorway junction), loop back and follow the sign for "New Eastwood". Reaching the mini roundabout, take the third exit onto Beamlight Road. The property can then be found on the left hand side, identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(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	

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.