



Eagle Close,
Beeston, Nottingham
NG9 3DY

£995,000 Freehold



BEING SITUATED ON A CORNER PLOT OVERLOOKING BEESTON FIELDS DRIVE AND GOLF CLUB, THIS INDIVIDUAL DETACHED HOME PROVIDES SPACIOUS LIVING ACCOMMODATION AND FIVE BEDROOMS, FOUR OF WHICH HAVE EN-SUITE BATH/SHOWER ROOMS.

Robert Ellis are pleased to be instructed to market this individual detached home which was originally built by the developer for his own occupation who built all the properties on Eagle Close which is a private, quiet cul-de-sac off Beeston Fields Drive. The property is in a prime location with extensive gardens to the front and rear and with the plot being approximately 1/2 an acre in size, there may be the opportunity for a future owner to split the land and build two properties. The existing property offers spacious accommodation which is arranged on two levels and benefits from having five bedrooms, four of which have en-suite bath/shower rooms with there being two bedroom suites to the ground floor and three further bedrooms to the first floor. For the size of the accommodation included and the privacy of the mature gardens to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the whole extent of this beautiful home for themselves. Being positioned just off Beeston Fields Drive the property is well placed for easy access to all the amenities and facilities provided by Beeston and the surrounding area and is also close to the Queens Medical Centre, Boots and via excellent transport links there is easy access to Nottingham city centre, Derby and other towns and cities in the East Midlands.

The property is constructed of an attractive facia brick under a pitched tiled roof and the tastefully finished accommodation derives all the benefits from having gas central heating and being mostly double glazed. The property is entered through an enclosed reception porch which leads into the main hallway, from which there is a staircase with a feature balustrade leading to the first floor and off the hall there is a ground floor w.c. There is a side hallway which leads to the utility room and a cloaks/pantry with the main living accommodation being positioned to the front where there is a large lounge with a feature fireplace, dining room, breakfast kitchen which has Shaker units and wooden work surfaces and French doors leading out to a decked area at the front of the house, there is a study area which leads into a garden room which can also be accessed from the main lounge. At the rear of the house on the ground floor there is a bedroom suite which has a double bedroom and an en-suite shower room and there is the main bedroom suite which has its own hallway with large storage cupboards, a double bedroom with extensive ranges of fitted furniture and a full bathroom positioned off the hall but serves this part of the property. To the first floor the landing leads to three bedrooms, the main bedroom on the first floor having a very large en-suite bathroom which includes a shower over the bath and the second bedroom also has an en-suite shower room and walk-in wardrobe. Outside there is a covered area at the rear of the house which joins to the double detached brick garage which has an up and over door to the front. The gardens are extensive and extend from the front down the left hand side of the property to the rear with there being large patio areas, lawns and mature borders to the sides. There is an 'in and out' driveway off Eagle Close which provides parking at the side of the house and access to the car port and double garage.

The property is well placed for easy access to all the shopping facilities provided in Beeston which includes a Sainsbury's, Tesco, Aldi as well as many other retail outlets, the golf club is literally just across the road and the club house can be used by non club members as well as those who play at the golf club and this provides a beautiful facility on your doorstep. There are many restaurants and coffee eateries in Beeston and at Bramcote Lane, Wollaton which is only a short drive away, there are excellent schools within walking distance of the property with the Nottingham High School and Trent College also being within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Nottingham and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Fully enclosed porch having a glazed front door with wrought iron work on the outside and a matching glazed side panel, engineered oak flooring, radiator and a Georgian glazed door with matching side panel leading into:

Reception Hall

Stairs with a feature balustrade which has a mahogany hand rail and wrought iron spindles, engineered oak flooring, radiator, cornice to the wall and ceiling, built-in cloaks cupboard, two wall lights, double Georgian glazed doors leading to the lounge with further Georgian glazed doors leading into the kitchen and to the rear hall and there is a half Georgian glazed door leading to the side porch.

Ground Floor w.c.

Having a low flush w.c. and hand basin with a mixer tap and double cupboard below and a mirror to the wall above, radiator with a heated towel rail and laminate flooring.

Side Hall

Opaque glazed door with wrought iron work leading into the car port at the side of the property, tiled flooring that extends into the utility room and cloakroom.

Utility Room

9'10" x 6'6" approx (3m x 2m approx)

The utility room has a 1½ bowl enamel sink with a mixer tap set in an L shaped work surface with cupboards and spaces for an automatic washing machine and tumble dryer below, space for a fridge freezer, floor mounted boiler which provides the hot water for general use, range of wall cupboards, tiling to the walls by the work surface areas, double glazed window to the side, tiled flooring, hatch to loft and the electric consumer unit is mounted on the wall.

Pantry/Cloaks

6'2" x 5'10" approx (1.9m x 1.8m approx)

Having shelving and a hanging rail, opaque glazed window to the side, wall mounted boiler which provides hot water for the central heating system and tiled flooring.

Lounge

21'7" x 13'1" approx (6.6m x 4m approx)

The main lounge has a double glazed window to the front, feature Adam style fireplace with a marble inset and hearth, double radiator, two wall lights, cornice to the wall and ceiling, double Georgian glazed doors leading to the hall and double Georgian glazed doors leading to the sun lounge with an archway to the dining room.

Dining Room

15'5" x 8'10" approx (4.7m x 2.7m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling and two wall lights.

Dining Kitchen

18'0" x 5'10" x 18'4" to 9'10" approx (5.5m to 1.8m x 5.6m to 3m approx)

The L shaped kitchen is fitted with cream Shaker style units with brushed stainless steel fittings and has wooden work surfaces with a 1½ bowl stainless steel sink and a mixer tap set in an L shaped wooden work surface with cupboards, drawers and an integrated dishwasher below, Stoves cooking range with stainless steel back plate and hood over, wooden work surface with cupboards, drawers and space for a bin below, central island with a wooden surface and cupboards under, further work surface with cupboards and drawers below and eye level units with lighting under to the wall above, matching eye level wall cupboards and display units to a second wall with lighting under, housing for a fridge/freezer with shelved cupboards to either side and a cupboard above, tiling to the walls by the work surface areas, tiled flooring, radiator, double glazed window to the side, double glazed French doors leading out to the decked area at the front of the property and cornice to the wall and ceiling.

Inner Hall

The inner hall leads to an open plan study area and has a radiator and cornice to the wall and ceiling.

Study Area

12'9" x 8'6" approx (3.9m x 2.6m approx)

Double Georgian glazed doors with matching side panel leading to the sun lounge, radiator and engineered oak flooring.

Sun Lounge

15'5" x 12'5" approx (4.7m x 3.8m approx)

Having double opening double glazed French doors with double glazed windows to either side leading out to the garden, radiator, sloping polycarbonate roof over part of the room, double glazed eye level window to one side, laminate flooring and double opening Georgian glazed doors into the lounge.

Bedroom 1 Suite

15'8" x 17'0" to 13'1" approx (4.8m x 5.2m to 4m approx)

Having double glazed double opening French doors with double glazed windows to the sides leading out to the rear of the house, two radiators, cornice to the wall and ceiling, walk-in wardrobe with shelving and hanging space and two wall lights.

En-Suite

The en-suite to this bedroom is fully tiled and has a corner shower with a mains flow shower system with fitted seat, jets and mirror and curved glazed doors, low flush w.c. and pedestal wash hand basin with mixer tap, mirror fronted cabinet to one wall, chrome ladder towel radiator, tiled flooring and an opaque double glazed window.

Rear Hall

This hallway leads to a second bedroom suite which has a double bedroom and en-suite bathroom with there being two double built-in wardrobes with shelving and hanging space and cupboards over in the hall area within this part of the property, opaque double glazed window to the side, radiator and cornice to the wall and ceiling.

Bedroom 2 Suite

13'5" x 12'9" approx (4.1m x 3.9m approx)

Having a double glazed window to the front, range of wardrobes and drawers with a double cupboard and shelf above extending along one wall with the wardrobes having shelving, hanging space and drawers, radiator, cornice to the wall and ceiling and a wall light over the bed position.

Bathroom

The bathroom within this ground floor bedroom suite is fully tiled and has a white suite including a panelled bath with a mixer tap and hand rails, a large corner shower with a mains flow shower system and curved glazed doors and protective screens, hand basin set in a surface with mixer tap and cupboards under and a low flush w.c. with a concealed cistern, tiled flooring, opaque double glazed window, mirror fronted wall cabinet, electric shaver point and chrome ladder towel radiator.

First Floor Landing

The feature balustrade leads from the stairs onto the landing with there being a double glazed window to the rear, radiator and a hot water tank is enclosed in the airing/storage cupboard.

Bedroom 3

17'8" x 13'1" max approx (5.4m x 4m max approx)

This large bedroom is the main bedroom on the first floor and has a double glazed window to the front overlooking the gardens and golf course beyond, wardrobes, drawer units and glazed shelving to either side of the bed position with cupboards over, further range of wardrobes extending to two walls having hanging space and shelving and a mirror to one of the doors, radiator and a wall light.

Bathroom

16'4" x 7'6" approx (5m x 2.3m approx)

The bathroom to the main first floor bedroom is a good size and has a bath with a mixer tap and shower and hand rails in an arched area of the bathroom with tiling to three walls and a glazed protective shower screen, low flush w.c. and hand basin set in a tiled surface with a double cupboard under and light above, double glazed window to the front and radiator with heated chrome towel rail.

Bedroom 4

12'9" x 13'1" approx (3.9m x 4m approx)

Having a double glazed window to the front overlooking the garden and golf course beyond, radiator, walk-in wardrobe with shelf and hanging space and access to the roof storage space from the wardrobe and there is a TV aerial point.

En-Suite

The en-suite to this bedroom has a shower with a mains flow shower system, tiling to three walls and a folding glazed door, pedestal wash hand basin with a tiled splashback and a low flush w.c., chrome ladder towel radiator and a Velux window.

Bedroom 5

9'6" x 7'2" approx (2.9m x 2.2m approx)

Double glazed window to the side, radiator, pedestal wash hand basin with a tiled splashback and light over and a hatch to the loft space.

Outside

The gardens extend to all sides of the property with there being a decked area in front of the kitchen which leads onto a patio that extends across the front of the house with there being a pebbled bed and steps leading down to the large lawned garden which has established trees and bushes to three sides and a low level wall running along the boundary at the front and side. There is a gate and path leading from the front garden to the driveway where there is a bin storage area and the lawns extend down the left hand side of the property with there being a beech hedge to the left hand boundary.

The rear garden is again a large area of land where a path extends from the side of the property to a large patio at the rear with there being a lawn and this area being kept private by having fencing and bushes running along the rear boundary. There is a summerhouse and a potting shed and a gate next to the garage leads to the drive at the side.

The property there is an 'in and out' driveway which is tarmac with block edging with a central bed within the drive which has established hedging, bushes and trees which helps to provide screening at the side of the property. There is a raised bed at the side of the house and a wall and lawned verge runs along the side boundary. There are gates either side of the house leading to the gardens at the front and rear, there is outside lighting by the front door, garage and covered area and an outside water supply is provided.

Car Port

20'8" x 11'5" approx (6.3m x 3.5m approx)

The car port is situated between the main property and the double garage and has a cobbled flooring, a glazed door and window to the rear and there are steps with a hand rail leading to the door that takes you into the side of the property.

Garage

21'3" x 18'8" approx (6.5m x 5.7m approx)

The double garage has a pitched tiled roof, an electric up and over door to the front, a door to the side which leads into the car port, there is lighting and power points provided, shelving to the walls and access to the loft space above the garage.

Council Tax

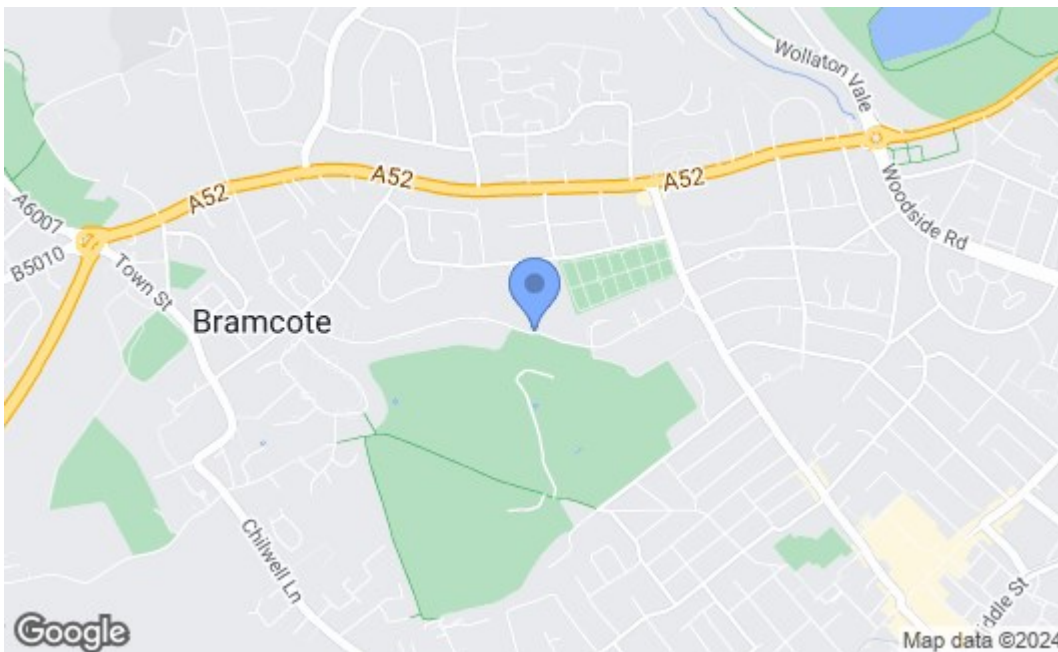
Broxtove Borough Council Band G



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	79
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	

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.