



Clarkes Lane,  
Beeston, Nottingham  
NG9 5BL

**£700,000 Freehold**



A surprisingly spacious, six bedroom, three storey, detached family residence.

This property offers the epitome of space and flexible accommodation, designed for busy and growing family households. The property offers up to six bedrooms over a two floors, with the master bedroom with dressing room and en-suite to the first floor, as well as a suburb second floor bedroom suite, ideal for guests and teenagers.

A useful entrance porch opens to a inviting hallway, where your eye is drawn through to the large social space, which is cleverly zoned to allow for different functions. There is an impressive fully fitted breakfast with granite worktops, separate dining area, a generous living room, and a large garden room which has bi-fold doors opening through to the garden. Also on the ground floor is a useful utility room and cloaks WC.

There is a large and practical family bathroom to the first floor, the property of course benefits of gas fired central heating and double glazed windows throughout. A forecourt provides ample off street parking, there is an attached single garage and an attractive landscaped rear garden.

Situated in this highly regarded residential suburb, great for families and commuters alike, as schools for all ages are within walking distance, and the property is within easy reach of the vibrant market town centre of Beeston, with an array of shops and facilities, a great day and evening economy and even a cinema. There are suburb transport links with bus, train and tram stations, giving ease of access to Nottingham City Centre. For those who enjoy the outdoors, Attenborough Nature Reserve is in walking distance.

A first glance is not nearly enough to fully appreciate what lies within and therefore, we recommend an early internal viewing to fully appreciated the accommodation on offer.



### Entrance Porch

Double glazed windows and front entrance door, further double glazed window and door leading to the hallway.

### Entrance Hallway

Radiator, dog legged stair case to the first floor, useful under stair store cupboard.

### Cloaks WC

Incorporating a two piece suite comprising; wall mounted wash hand basin and low flush WC with concealed cistern. Radiator.

### Living Room

18'0" x 11'5" (5.51m x 3.48m )

Radiator, double glazed window to the front with feature wood slat blinds. Double French doors leading to garden room. Open to dining area.

### Dining Area

12'5" x 9'8" (3.8m x 2.95m )

Radiator, double glazed French doors leading to garden room and open to kitchen area.

### Kitchen Area

21'9" x 8'9" (6.63m x 2.68m )

Incorporating a comprehensive fitted range of base units with cupboards and drawers, and contrasting black granite worktops and upstand. Inset one and half bowl stainless steel sink unit. Chef station with 'Siemens' five ring gas hob with extractor hood over. Undercounter 'Siemens' electric oven, matching combination oven microwave. Integrated dishwasher, space for American style fridge freezer, matching breakfast bar separating the kitchen to the dining area. Door to the utility room, double glazed window to the rear. Double glazed rear exit door.

### Utility Room

7'3" x 5'2" (2.21m x 1.6m )

A range of base units with work surfacing and inset stainless steel sink and single drainer. Plumbing for washing machine, space for tumble dryer. Radiator, double glazed window.

### Garden Room

21'7" x 12'9" increase to 16'0" (6.58m x 3.89m increasing to 4.89m )

A great social entertaining space with underfloor heating, porcelain tiled floor, bi-fold doors opening to the rear garden.

### First Floor Landing

A feature partial double height landing with large double glazed window and stairs leading to the second floor. Radiator.

### Master Bedroom

15'1" x 11'5" (4.6m x 3.48m )

A vaulted ceiling, radiator, double glazed window to the front and open to walk in wardrobe/dressing room.

### Walk in Wardrobe/Dressing Room

8'5" x 4'4" (2.58m x 1.33m )

A double glazed window to the rear and door to en-suite.

### En-suite

7'1" x 5'11" (2.16m x 1.82m )

Incorporating a contemporary three piece suite comprising; floating wash hand basin, floating low flush WC with concealed cistern, and large walk-in shower enclosure with twin rows thermostatic controlled shower system, shower screen, partly tiled walls, heated towel rail, double glazed window.

### Bedroom Two

12'9" x 9'2" (3.9m x 2.8m )

Radiator, double glazed window to the rear.

### Bedroom Three

12'8" x 9'2" (3.88m x 2.8m )

Radiator, recess with shelving, double glazed window to the rear.

### Bedroom Four

12'5" x 8'10" (3.8m x 2.70m )

Radiator, double glazed window to the side.

### Study/Bedroom Five

9'10" x 9'0" (3.m x 2.75m )

Currently used as a study/home office with radiator, double glazed window to the front.

### Family Bathroom

10'4" x 5'10" (3.17m x 1.78m )

Incorporating a contemporary four piece suite comprising; floating wash hand basin, floating low flush WC with concealed cistern, twin end bath tub with mixer shower attachment and walk-in shower enclosure with thermostatic controlled shower. Shower Screen. Partly tiled walls with feature inset cosmetic recess with mirror and lighting. Heated towel rail, tiled floor.

### Second Floor Landing

Giving access to guest bedroom six.

### Guest Bedroom Six

18'10" x 13'4" (5.76m x 4.08m )

A fantastic space for guests, teenagers etc. Two large walk-in storage cupboards, radiator, two Velux double glazed roof windows and access to en-suite.

### En-Suite

5'4" x 7'6" (1.63m x 2.29m )

Three piece suite comprising; wash hand basin, floating low flush WC and shower cubicle with thermostatic controlled shower. Heated towel rail, Velux double glazed roof window.

### Outside

The property is set back from the road with a deep paved forecourt providing parking for several vehicles, this leads to the attached brick built single garage. There is pedestrian gated access at the side of the house leading to the rear. The rear garden is enclosed with attractive landscaping with patio area, main section of garden laid to lawn, flanked with colourful shrub borders, there is a further patio area at the foot of plot. Outside tap and storage area at the side.

### Garage

17'8" x 17'1" (5.41m x 5.21)

Being partially intergral with up and over door, light and power, wall mounted gas boiler (for central heater water), double glazed window and door to the side.

### Material Information

Freehold

Property Construction: Brick

Electricity: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas Central Heating

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Non Standard Construction: No

Flood Risk: Low

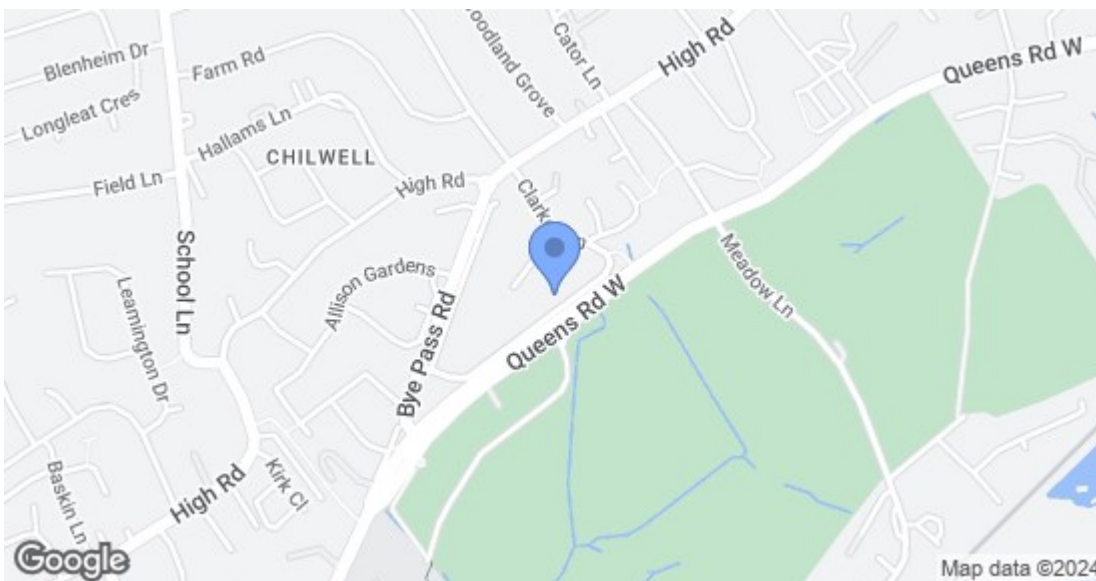
### Disclaimer

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.





TOTAL FLOOR AREA : 2098 sq.ft. (194.9 sq.m.) approx.  
 Whilst 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. This 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 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   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 71                      | 79        |
| (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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