



Bletchley Close,  
Beeston, Nottingham  
NG9 2WR

**£850,000 Freehold**



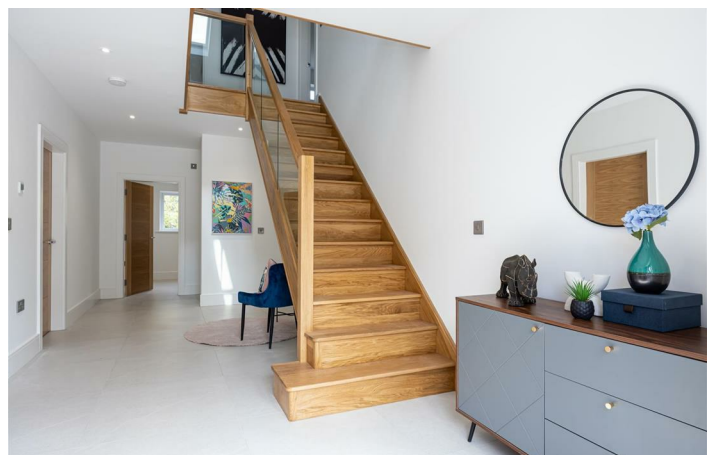
Constructed by Swallow Hill Homes, this fabulous property is the first to be released in this small and exclusive development of 14 premium individual houses.

Oak House provides a luxurious and contemporary living space that briefly comprises; a generous entrance hall with WC and utility off, an impressive open plan kitchen/dining area with further snug, study and living room. Rising to the first floor is a bright and airy galleried landing, master en-suite bedroom with dressing room, further en-suite bedroom, two further double bedrooms and a family bathroom.

Outside the property has a driveway to the front with the garage beyond and to the rear has private and landscaped gardens.

Tucked away in a private and extremely desirable location conveniently situated for excellent transport links, the centres of Beeston and Nottingham and a wide range of other facilities.

Seldom to properties of this quality come to the market, therefore viewing is considered essential to truly appreciate this once in a lifetime opportunity.



A composite double glazed entrance door with flanking windows leads to a bright and impressive hallway.

#### Entrance Hallway

24'3" x 9'9" (7.41 x 2.99)

With stairs off to first floor landing with oak balustrade, tiled flooring with underfloor heating and inset ceiling spotlights.

#### Kitchen/Diner/Snug

39'6" x 13'9" (12.05 x 4.21)

With an extensive range of Symphony wall and base units, Quartz worksurfaces with splashback and breakfast bar, inset one and a half bowl sink with mixer tap and Quooker hot tap for boiling water, inset double oven, induction hob with extractor, integrated dishwasher, inset ceiling spotlights, tiled flooring with underfloor heating, UPVC double glazed bay window to the front, further window to the rear and double glazed patio doors to the side.

#### Cloakroom/Boot Room

9'4" x 6'7" (2.87 x 2.02)

With inset ceiling spotlights and tiled flooring with underfloor heating.

#### WC

With quality fittings in white comprising WC, wash hand basin inset to vanity unit, part tiled walls, tiled flooring with underfloor heating, inset ceiling spotlights, extractor fan and UPVC double glazed window.

#### Utility Room

8'2" x 8'2" (2.51 x 2.49)

With quality fitted wall and base units, Quartz worksurfaces, inset sink with mixer tap, plumbing for a washing machine, further appliance space, tiled flooring with underfloor heating and UPVC double glazed window.

#### Sitting Room

20'5" x 13'10" (6.23 x 4.23)

With UPVC double glazed window and underfloor heating.

#### Study

13'10" x 8'6" (4.22 x 2.60)

With UPVC double glazed window, underfloor heating and inset ceiling spotlights.

#### Generous Galleried First Floor Landing

24'3" x 9'11" (7.40 x 3.03)

With feature Velux window, inset ceiling spotlights, radiator and airing cupboard housing the pressurised hot water cylinder.

#### Master Bedroom

16'9" x 13'9" (5.13 x 4.21)

With UPVC double glazed window, two radiators and inset ceiling spotlights.

#### Dressing Room

8'2" x 8'3" (2.51 x 2.53)

#### En-Suite

8'1" x 7'1" (2.48 x 2.18)

With quality fittings in white comprising WC, twin wash hand basin inset to vanity unit with shaver point above, double shower cubicle with mains controlled overhead shower and further shower handset, wall mounted heated towel rail, tiled flooring, fully tiled walls, inset ceiling spotlights and extractor fan.

#### Bedroom Two

14'7" x 13'10" (4.45 x 4.23)

With UPVC double glazed window, radiator and inset ceiling spotlights.

#### En-Suite

With quality fittings in white comprising WC, wash hand basin inset to vanity unit with shaver point, double shower cubicle with overhead shower and further shower handset, fully tiled walls, tiled flooring, inset ceiling spotlights, wall mounted heated towel rail and extractor fan.

#### Bedroom Three

13'10" x 13'10" (4.22m x 4.22m)

With UPVC double glazed window, radiator and inset ceiling spotlights.

#### Bedroom Four

14'0" x 13'10" (4.29 x 4.22)

With UPVC double glazed window, radiator and inset ceiling spotlights.

#### Bathroom

With quality fittings in white comprising WC, bath with shower handset, wash hand basin inset to vanity unit with shave point, shower cubicle with mains controlled overhead shower and further shower handset, fully tiled walls, tiled flooring, UPVC double glazed window, inset ceiling spotlights, extractor fan and wall mounted heated towel rail.

#### Outside

The property has a driveway with the integral garage beyond. Outside, the property sits in landscaped gardens to both front and rear.

#### Transport and Amenities

Local transport Links:

The A52 and M1 provide direct access for travel by road. Beeston train station is easily accessible on foot or by car with regular services to London.

A range of bus routes for local travel or for further a field. NET tram stop serving Nottingham situated a 10 minute drive away in Chilwell.

Other Amenities:

QMC accessible via car or public transport within 5 minutes. Centres of Beeston and Nottingham offering a variety of shops and services. Wollaton Hall and Park a short walk away. Beeston Fields Golf Course a 5 minute drive away. The University of Nottingham easily accessible on foot. Attenborough Nature Reserve a short drive away. Trent College and Nottingham High School a short drive away or accessible by public transport.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes - Owned outright.

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Accessibility/Adaption: Has the potential for a lift.

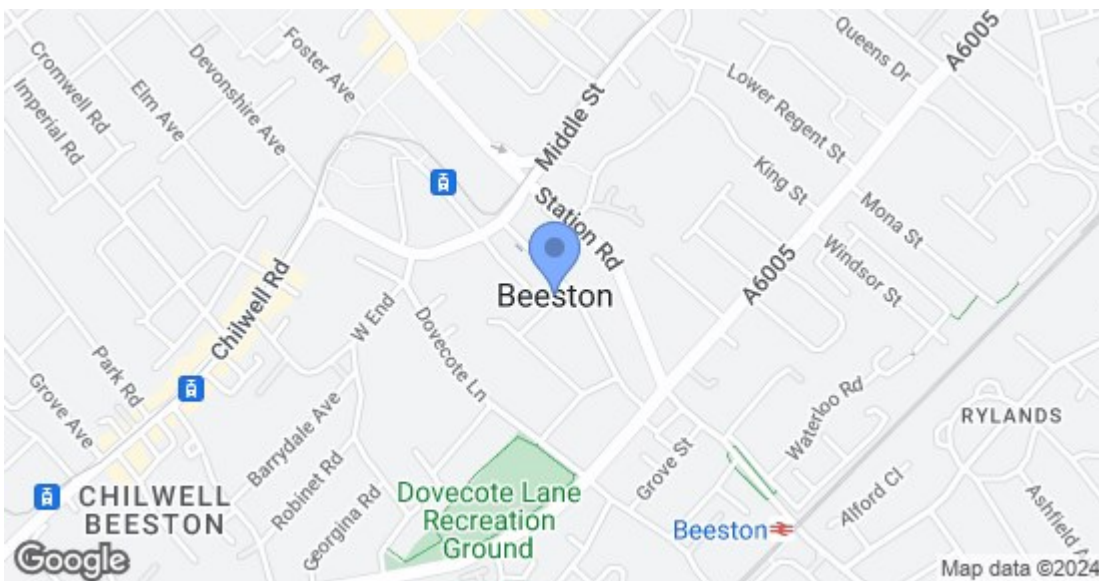
Planning Permissions/Building Regulations: None

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			
(81-91) B			
(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	

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