



Karen Gardens,  
Beeston, Nottingham  
NG9 5DX

**£539,995 Freehold**



An exclusive collection of 13 new homes, Olympia Reach is a stunning residential development made up of two bedroom bungalows and three, four, and five-bedroom houses in Chilwell, Nottinghamshire. Whether you're looking for the tranquility of nature or the excitement of city life, this development has something for everyone, making it an ideal place to call home for those seeking the perfect blend of convenience and serenity.

The Appleby is a stunning four-bedroom home with an open-plan kitchen, dining, and family room that spans the width of the property and includes French doors to the rear garden. There is also a useful utility space, convenient downstairs WC, dedicated lounge, study, and ample storage space.

Upstairs there are four double bedrooms, and the master bedroom has an ensuite, while the rest share a large family bathroom.

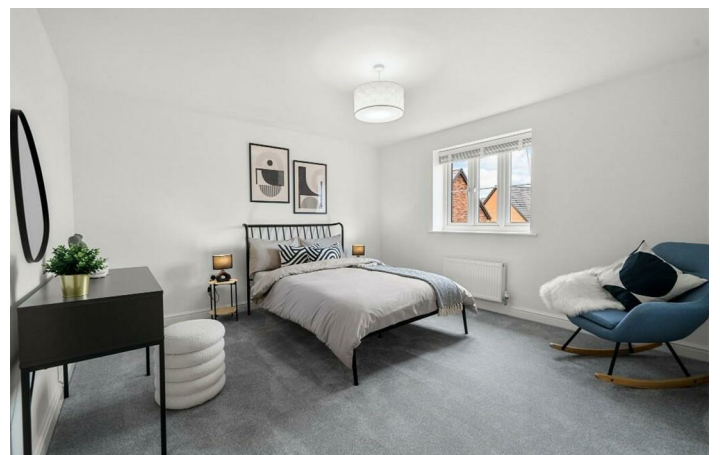
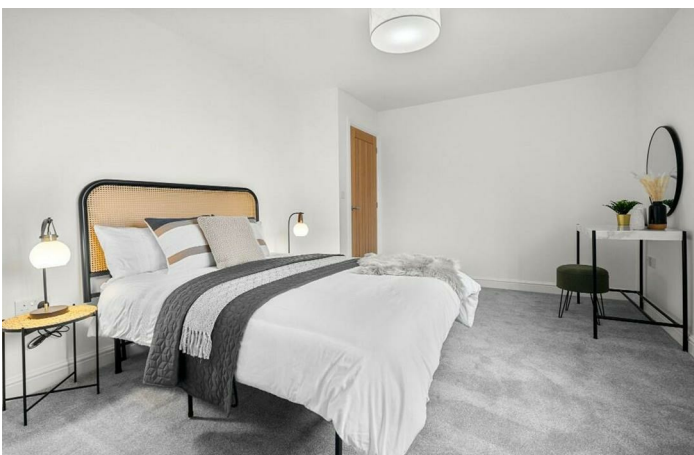
1402SQFT

4 bedrooms

Computer generated images are for illustration purposes only.

2 bathrooms

Driveway and Garage



## ENTRANCE HALL

## LOUNGE

12'9" x 12'5" (3.89 x 3.81)

## STUDY

9'7" x 6'7" (2.93 x 2.02)

## FAMILY DINING KITCHEN

29'2" x 10'4" (8.91 x 3.17)

## UTILITY ROOM

## WC

## FIRST FLOOR LANDING

## BEDROOM 1

12'9" x 12'6" (3.91 x 3.83)

## EN-SUITE

## BEDROOM 2

12'9" x 9'3" (3.90 x 2.82)

## BEDROOM 3

10'6" x 9'3" (3.21 x 2.82)

## BEDROOM 4

10'6" x 9'2" (3.22 x 2.80)

## BATHROOM

## INFORMATION

### CHILWELL

A charming village and residential suburb in Beeston, Chilwell offers a harmonious blend of natural beauty and modern convenience. Its serene ambience is complemented by scenic green spaces, perfect for peaceful strolls and outdoor activities, while easy access to neighbouring towns and the vibrant city of Nottingham caters to a diverse array of interests.

Chilwell comes alive with a vibrant calendar of events and festivities throughout the year. From local fairs to cultural celebrations, these gatherings bring residents together, fostering a sense of community.

### OLYMPIA REACH

As well as picturesque views, Chilwell's combination of local arts and cultural resources and schools and universities, makes Chilwell a unique and enriching place to live and learn.

## INFORMATION

### HISTORY AND COUNTRYSIDE EDUCATION

From its Roman origins as a crucial trading point, its medieval period as a notable manor, and its legacy of sacrifice in World War I, Chilwell's past is etched into its charming landscape. Chilwell is home to Attenborough Nature Reserve, a haven for wildlife enthusiasts and nature lovers, where you can enjoy scenic walks, birdwatching, and the tranquillity of the lakes and wetlands.

You can also visit Bramcote Hills Park, located just seven\* minutes away from Olympia Reach, which offers walking trails, play areas for children, and a perfect spot for picnics.

Just a stone's throw away, the city of Nottingham beckons with its rich history and cultural allure. Unravel the legends of Robin Hood at Nottingham Castle, immerse yourself in the tales of lacemaking at the Lace Market, or wander through the medieval streets of the Old Market Square, soaking in the historical charm that surrounds you.

## ARTS AND ENTERTAINMENT

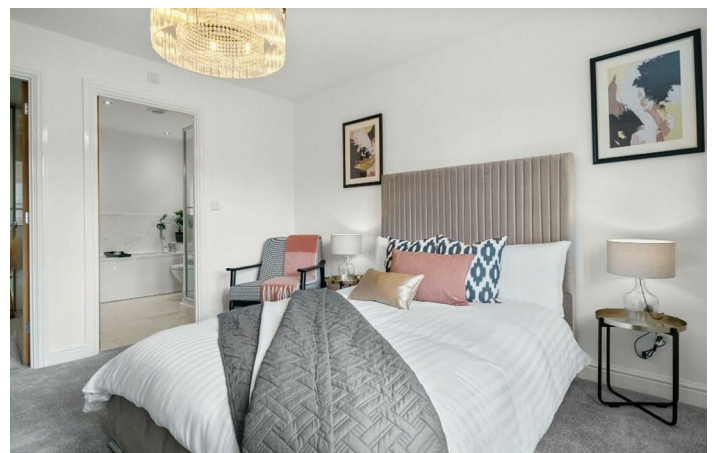
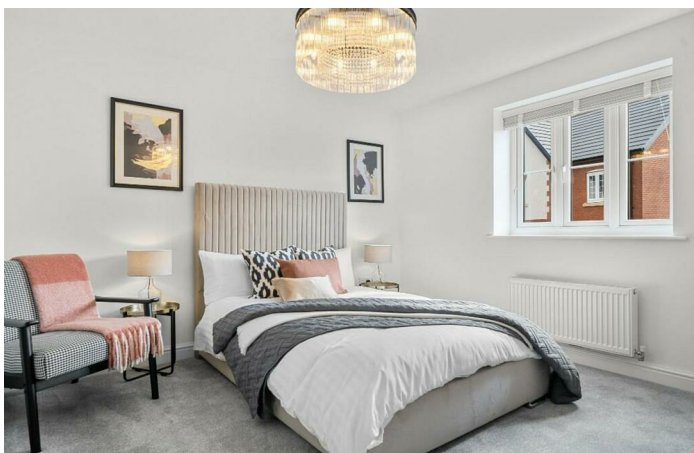
Chilwell is built up of a range of independent shops, cafés, bars, and restaurants, and various community events and activities such as open-mic nights, art exhibitions, and beer festivals are regularly hosted, showcasing the area's vibrant arts. The nearby Chilwell Olympia Sports Centre offers a range of sporting facilities, while the Beeston Marina provides opportunities for boating and waterside relaxation. For golf enthusiasts, Chilwell Manor Golf Club combines leisure with scenic surroundings and offers many open competitions and events. With excellent transport links, Chilwell connects seamlessly to Nottingham's city centre, which offers an exciting nightlife scene with numerous bars, clubs, and live music venues such as the Royal Concert Hall and Motorpoint Arena. The city also boasts a variety of sports, with notable clubs such as Nottingham Forest and Notts County. Trent Bridge Cricket Ground hosts important cricket matches, while the National Watersports Centre at Holme Pierrepont offers opportunities for rowing and water sports. Nottingham train station is also less than twenty minutes\* away from Olympia Reach, making it an ideal base for exploring the wider wonders of Nottinghamshire and beyond.

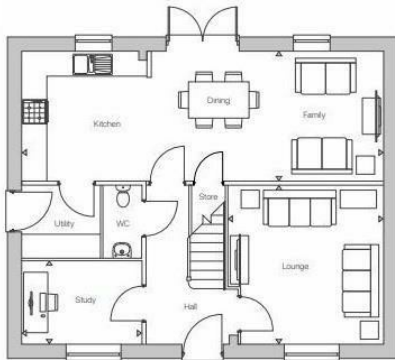
With an array of both "Outstanding" and "Good" rated schools, such as Eskdale Junior School, Chetwynd Primary Academy, and Chilwell School, there is a range of options that provide quality learning experiences for students of different ages. In addition to its outstanding local schools, Olympia Reach benefits from excellent connections to Nottingham's prestigious universities, which attract a multitude of students from around the world. The renowned University of Nottingham is just nine minutes\* away from Olympia Reach, while Nottingham Trent can be reached in less than twenty minutes.

## INFORMATION

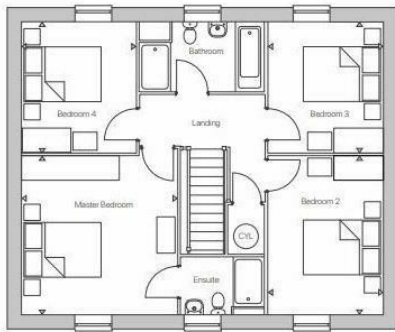
### FEATURES AND FINISHES

Our valued relationships with our range of nationally and internationally renowned partners ensure that each home is finished with high-end fixtures and fittings, and our well thought-out interiors perfectly capture the needs of modern day living. We only work with the highest quality brands, such as Symphony, Caple, AEG, Trojan, Methven, Merlyn, and Kardean. Our optional extras are also worth considering. Discover a world of possibilities as you explore our collection of premium upgrades, thoughtfully curated to cater to your unique taste and lifestyle. Speak to your Sales Executive for more information.





Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining / Family	8.91m x 3.17m	29'3" x 10'5"
Lounge	3.81m x 3.89m	12'6" x 12'9"
Study	2.93m x 2.02m	9'7" x 6'8"
Master Bedroom	3.83m x 3.91m	12'7" x 12'10"
Bedroom 2	2.82m x 3.90m	9'3" x 12'10"
Bedroom 3	2.82m x 3.21m	9'3" x 10'7"
Bedroom 4	2.80m x 3.22m	9'2" x 10'7"
Plots 4, 7(H)		

\*Plot 4 includes a single garage. Plot 7 includes a double garage.

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or minor image versions of the illustrations and may be detached, semi-detached or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.

## OLYMPIA REACH



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	

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.