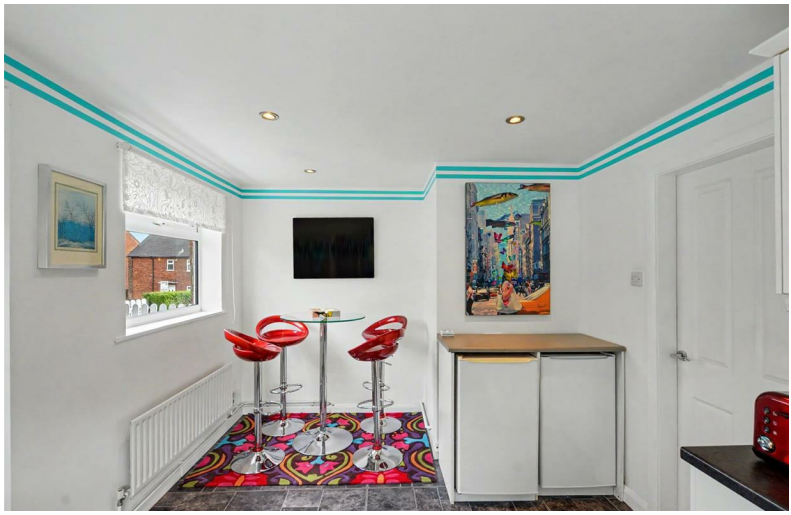
Robert Ellis

look no further...



Beckhampton Road
Bestwood Park, Nottingham NG5 5PT

A LOVELY FAMLY HOME FOR SALE
SITUATED IN BESTWOOD!

Guide Price £210,000 Freehold

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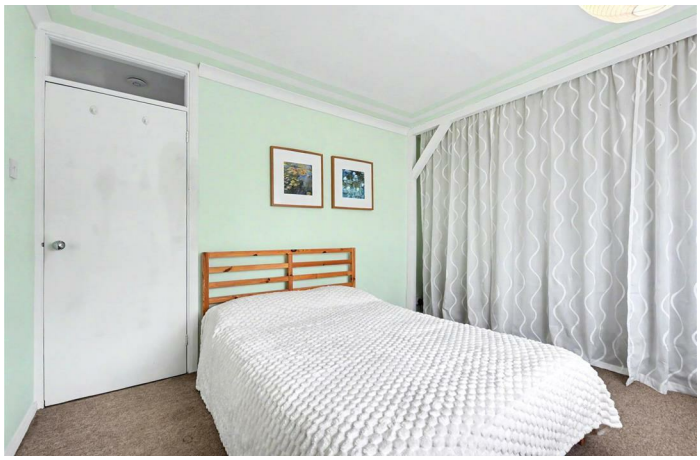
Located in the established residential area of Bestwood, this four-bedroom detached property offers spacious accommodation suited to family living.

The property is entered via an entrance hallway leading through to a generous lounge, benefitting from good natural light and a feature fireplace, creating a comfortable living space. The kitchen is fitted with a range of wall and base units, integrated oven and hob, and offers space for dining, with direct access to the rear garden.

To the first floor, the property comprises four well-proportioned bedrooms, providing ample space for families or those needing additional room for home working. The bedrooms are served by a family bathroom fitted with a bath, shower, WC, and wash basin.

Externally, the property benefits from a lawned front garden with planted borders, while the rear offers an enclosed garden featuring a raised decked seating area, lawn, established greenery, ideal for outdoor use and an outbuilding for storage.

Additional benefits include gas central heating, UPVC double glazing, and access to local amenities, schools, and transport links.



Entrance Hallway
UPVC double glazed door to the front elevation, carpeted flooring, staircase leading to the first floor landing, wall mounted radiator, door leading through to the lounge.

Lounge
13'45 x 22' approx (3.96m x 6.71m approx)
UPVC double glazed windows to the front and rear elevations, wall mounted radiators, carpeted flooring, coving to the ceiling, wall mounted electric fireplace.

Kitchen
9'94 x 14'80 approx (2.74m x 4.27m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, integrated oven with hob over and extractor hood above, UPVC double glazed windows to the rear and side elevations, space and point for a fridge and freezer, wall mounted radiator, recessed spotlights to the ceiling, space for a dining table, UPVC double glazed door leading out to the garden.

First Floor Landing
Carpeted flooring, doors leading off to:

Bedroom One
12'91 x 9'39 approx (3.66m x 2.74m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, storage space.

Bedroom Two
10'55 x 9'41 approx (3.05m x 2.74m approx)
UPVC double glazed windows to the rear and side elevations, wooden flooring, wall mounted radiator, coving to the ceiling.

Bedroom Three
11'99 x 8'28 approx (3.35m x 2.44m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobe.

Bedroom Four
11'94 x 5'78 approx (3.35m x 1.52m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, carpeted flooring, built-in storage.

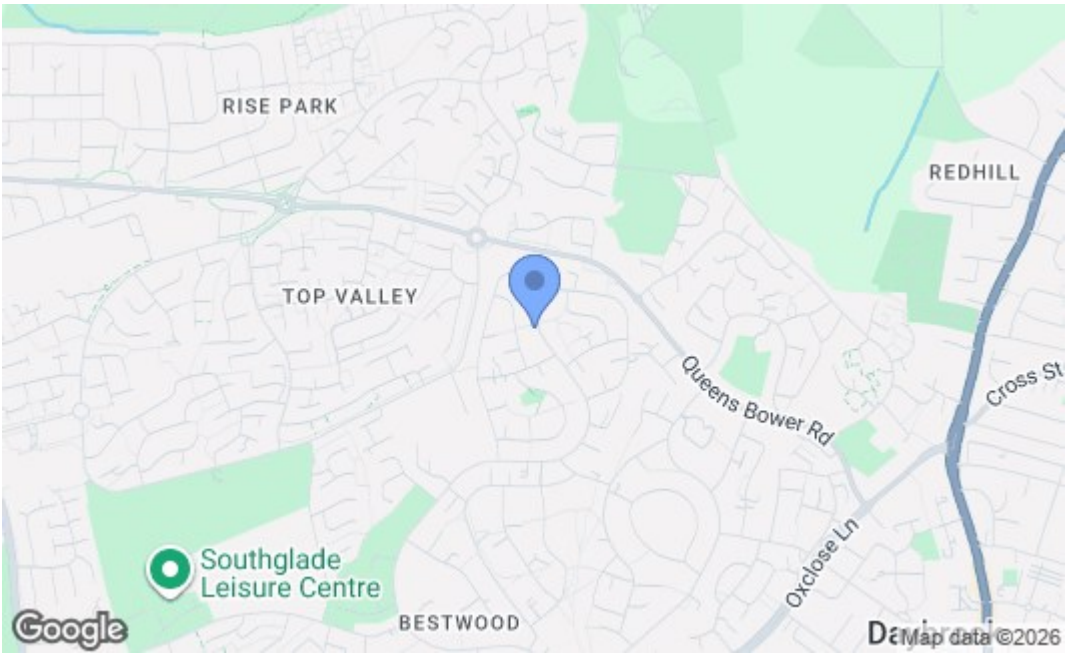
Bathroom
5'59 x 8'64 approx (1.52m x 2.44m approx)
UPVC double glazed window to the front elevation, vinyl flooring, wall mounted radiator, shower cubicle with electric shower, tiled splashbacks, panelled bath with mixer tap, vanity wash hand basin with mixer tap, WC.

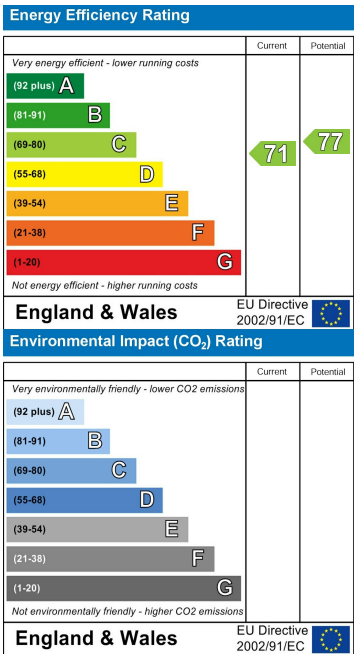
Outside

Front of Property
To the front of the property there is a garden laid to lawn with hedged boundaries and a range of plants and shrubbery planted to the borders, gated pathway leading to the front entrance door.

Rear of Property
To the rear of the property there is an enclosed rear garden with raised decked seating area, steps leading up to lawn, hedging and fencing to the boundaries, a range of plants and shrubbery planted to the borders, access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 7mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





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.

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