

HoldenCopley

PREPARE TO BE MOVED

Regina Drive, Beechdale, Nottingham NG8 3NP

£1,600 PCM

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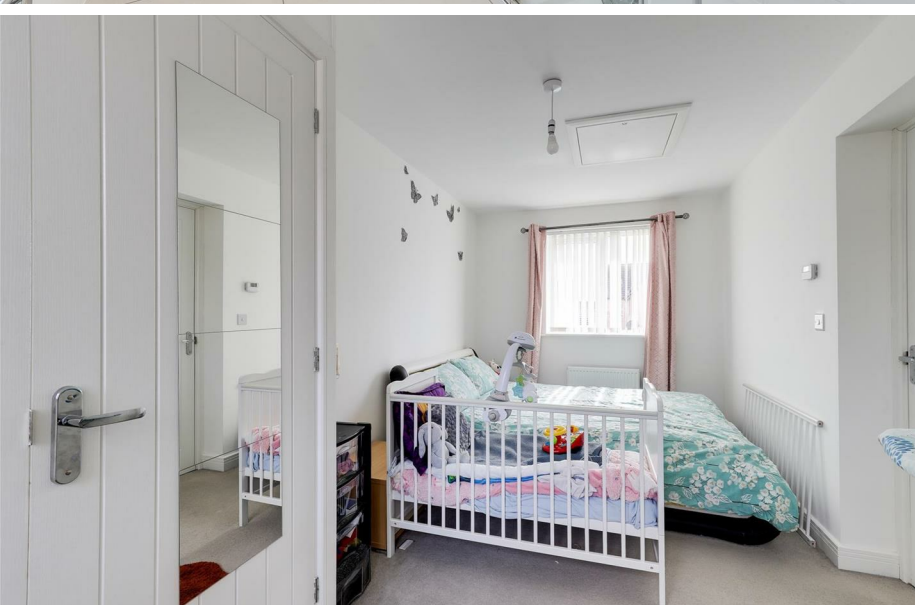


PERFECT FAMILY HOME...

This well-presented, detached four-bedroom house offers spacious living accommodations with ample built-in storage across two floors, making it ideal for families. Located in the popular Beechdale area, the home is within close proximity to shops, schools, and transport links to the City Centre. On the ground floor, you'll find an inviting entrance hall, a large living room, a modern kitchen/diner and a convenient downstairs WC. Upstairs, there are four generously sized bedrooms, including a master bedroom with an en-suite. A modern four-piece bathroom suite serves the other bedrooms. Outside, the front features a pathway leading to the home, surrounded by shrubs and railings with a driveway offering off-street parking and access to the garage. The rear boasts a large, enclosed, low-maintenance garden with a lawn, pathway, and fenced surroundings—perfect for Summer. Available for occupancy from the beginning of October, the property can be rented furnished, part-furnished, or unfurnished.

PLEASE NOTE THE PROPERTY CAN BE LET EITHER FURNISHED/PART-FURNISHED OR UN-FURNISHED





- Detached House
- Four Bedrooms
- Modern Fitted Kitchen/Diner
- Spacious Living Room
- Four Piece Bathroom Suite/En-Suite To Master & Downstairs WC
- Ample In-Built Storage
- Driveway Providing Off Street Parking & Garage Access
- Large Rear Enclosed Garden
- Popular Location
- Available October





ACCOMMODATION

GROUND FLOOR

Hallway

16'0" x 4'8" (4.89 x 1.44)

The hallway has tiled flooring and carpeted stairs, radiator, in-built storage cupboard and a single composite door providing access into the accommodation

Living Room

17'6" x 9'10" (5.35 x 3.01)

The living room has carpeted flooring, two sofas, chair, TV, TV stand, radiator and a UPVC double glazed window with fitted blinds and curtains

Kitchen/Diner

17'8" x 11'6" (5.41 x 3.51)

The kitchen/diner has tiled flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, integrated oven with gas hobs, stainless steel splashback and an over hood extractor fan, integrated fridge/freezer, stainless steel sink with a drainer and mixer taps, dining table and chairs, radiator, UPVC double glazed window and UPVC double glazed French doors providing access to the rear garden

WC

5'3" x 3'2" (1.62 x 0.97)

This area has tiled flooring, partially tiled walls, low level dual flush WC, pedestal washbasin with mixer taps, radiator and a UPVC double glazed obscure window

FIRST FLOOR

Landing

9'5" x 6'9" (2.88 x 2.08)

The landing has carpeted flooring, radiator, loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom

14'2" x 13'1" (4.34 x 4.01)

The main bedroom has carpeted flooring, King size bed with mattress, in-built double wardrobe, two in-built storage cupboards, side board, TV, mirror, bedside table, radiator, provides access to the en-suite and a UPVC double glazed window with fitted blinds and curtains

En-Suite

8'0" x 6'3" (2.44 x 1.93)

The en-suite has tiled flooring, partially tiled walls, recessed ceiling spotlights, chrome wall mounted heated towel rail,

pedestal washbasin with mixer taps, low level dual flush WC, walk-in shower enclosure with a wall mounted mains-fed shower, extractor fan and a UPVC double glazed obscure window

Bedroom Two

15'10" x 8'1" (4.84 x 2.47)

The second bedroom has carpeted flooring, a double bed with a mattress, in-built double wardrobe, thermostat, radiator, loft hatch and UPVC double glazed window

Bedroom Three

9'8" x 8'9" (2.96 x 2.67)

The third bedroom has carpeted flooring, in-built storage cupboard, desk with a stool, radiator and UPVC double glazed window with blinds

Bedroom Four

8'9" x 6'6" (2.68 x 1.99)

The fourth bedroom has carpeted flooring, radiator and UPVC double glazed window

Bathroom

9'8" x 6'2" (2.97m x 1.89m)

The bathroom has tiled flooring, partially tiled walls, recessed ceiling spotlights, pedestal washbasin with mixer taps, wall mounted chrome heated towel rail, low level dual flush WC, panelled bath with mixer taps, double walk-in shower enclosure with a wall mounted mains fed shower, extractor fan and a UPVC double glazed obscure window

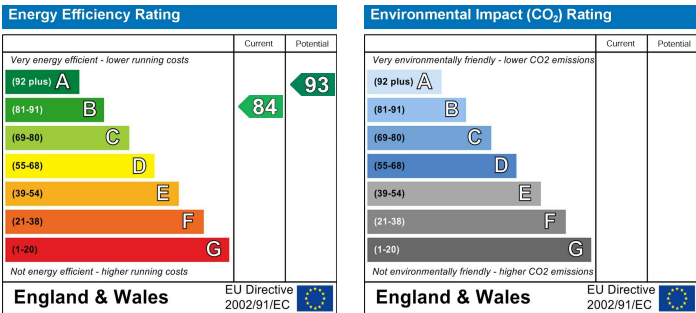
OUTSIDE

FRONT

To the front is a pathway leading to the accommodation, a range of shrubs with a railing surround, driveway providing off street parking for one car and provides access to the garage

REAR

To the rear is an enclosed garden with a lawn, pathway, fence surround and gated access to the front



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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