



**Beckhampton Road
Bestwood, Nottingham NG5 5LF**

£200,000 Freehold

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This attractive three-bedroom mid-terrace property provides generous and well-designed living space, making it an excellent choice for families, first-time buyers, or those looking for a comfortable home.

The ground floor boasts a bright and spacious kitchen/dining area, ideal for both everyday living and entertaining. A separate utility room offers added practicality, providing extra storage and helping to keep the main living areas organised.

Upstairs, the property offers three good-sized bedrooms, including a particularly spacious principal bedroom overlooking the front aspect. Each room provides versatile space suitable for sleeping, working, or relaxing.

Outside, the rear garden has been designed with ease of maintenance in mind, featuring a paved pathway leading to a private, enclosed brick-built section - perfect for outdoor seating, alfresco dining, or enjoying summer evenings. To the front, the property also benefits from the convenience of off-road parking via its own driveway.

Offering a wonderful balance of comfort, space, and practicality, this home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all it has to offer.



Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted staircase leading to the first floor landing to the first floor landing, storage cupboard, door leading through to the lounge.

Lounge

15'8" x 14'9" approx (4.8 x 4.5 approx)

UPVC double glazed window to the front elevation, laminate flooring, fireplace, wall mounted radiator, coving to the ceiling, door leading through to the kitchen.

Kitchen Diner

10'9" x 13'5" approx (3.3 x 4.1 approx)

A range of wall and base units with worksurfaces over incorporating a sink ad drainer unit with mixer tap, space and point for a cooker with extractor hood over, tiled splashbacks, coving to the ceiling, ample space for a dining table, wall mounted radiator, linoleum flooring, UPVC double glazed window to the rear elevation, door leading through to the utility room.

Utility Room

10'9" x 5'2" approx (3.3 x 1.6 approx)

A range of wall and base units with worksurfaces over incorporating tiled splashbacks, integrated fridge freezer, wall mounted radiator, linoleum floor covering, coving to the ceiling, UPVC double glazed door leading out to the rear garden.

First Floor Landing

Carpeted flooring, wall mounted radiator, storage cupboard, loft access hatch, doors leading off to:

Bedroom One

10'9" x 14'1" approx (3.3 x 4.3 approx)

UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

Bedroom Two

11'5" x 10'9" approx (3.5 x 3.3 approx)

UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

Bedroom Three

7'10" x 10'9" approx (2.4 x 3.3 approx)

UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring, wall mounted radiator, storage cupboard.

Bathroom

8'6" x 5'10" approx (2.6 x 1.8 approx)

UPVC double glazed window to the rear elevation, WC, handwash basin with mixer tap over and storage cupboards below, P-shaped panelled bath with mixer tap and mains fed rainwater shower over, extractor fan, heated towel rail, recessed spotlights to the ceiling.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, steps leading to further paved garden, shed, fencing to the boundaries, outdoor water tap, outdoor power.

Front of Property

To the front of the property there is a gated driveway providing off the road parking for multiple cars.

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 10mbps 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, fixture or fitting has been tested.