



**Clough Court**  
**Beechdale, Nottingham NG8 3FJ**

A THREE BEDROOM MID TERRACE FAMILY  
PROPERTY

**Guide Price £210,000 Freehold**



\*\* GUIDE PRICE £210,000 - £220,000 \*\*

Robert Ellis are pleased to welcome to the market this well presented three-bedroom property, positioned within an attractive cul-de-sac on a popular private estate in Beechdale, NG8. The property has been freshly redecorated throughout, benefits from new carpets, and features a brand new fitted kitchen, making it an ideal purchase for first-time buyers, families or investors.

The accommodation comprises an entrance hall providing access to the ground floor living space. The modern, newly fitted kitchen offers a range of wall and base units, space and plumbing for appliances, and a brand new built-in electric oven and hob, all of which are unused and come with a guarantee. The spacious dual aspect lounge diner provides ample space for both living and dining furniture and benefits from direct access to the rear garden. A useful ground floor WC completes the ground floor accommodation.

To the first floor are three double bedrooms, all benefitting from a range of built-in wardrobes and storage solutions. The family bathroom comprises a panelled bath with shower over, low level WC and vanity wash hand basin with storage.

Outside, the property enjoys a private, fenced, low-maintenance rear garden, ideal for relaxing or entertaining. To the front there is a lawned garden area and driveway parking. The private estate benefits from resident permit parking only, with no through roads, creating a quiet and peaceful setting.

Beechdale is a well-established residential area offering excellent access to local schools, including Robert Shaw Primary, Nottingham Girls Academy and Bluecoat Beechdale Academy, along with Beechdale Retail Park, Nottingham City Centre and easy access to the M1.

An early viewing is highly recommended.  
Contact the team at Robert Ellis to arrange your viewing today.



### Entrance Hallway

14'05 x 8' approx (4.39m x 2.44m approx)

Glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, storage cupboards, wall mounted electric heater, dado rail, carpeted staircase leading to the first floor landing, coving to the ceiling, meter cupboard, doors leading off to:

### Lounge

10'2 x 17'04 approx (3.10m x 5.28m approx)

Bay window to the front elevation, dado rail, coving to the ceiling, two wall mounted electric heater, carpeted flooring, French doors leading out to the rear garden, fireplace with marble hearth and back panel.

### Dining Kitchen

15'7 x 9'01 approx (4.75m x 2.77m approx)

Window to the rear elevation, glazed door leading out to the low maintenance rear garden, modern linoleum floor covering, a range of matching wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit with swan neck mixer tap over, integrated oven with ceramic hob over and extractor hood above space and plumbing for a washing machine, space and point for a fridge freezer, space for a dining table.

### Ground Floor WC

3'08 x 5'11 approx (1.12m x 1.80m approx)

Window to the front elevation, WC, wall hung vanity wash hand basin with separate hot and cold taps, tiled splashbacks, tiling to the floor, coving to the ceiling, wall mounted electric heater.

### First Floor Landing

Carpeted flooring, coving to the ceiling, access to the loft, wall mounted electric heater, airing cupboard housing the hot water cylinder with additional storage above, windows to the front elevation, doors leading off to:

### Bedroom One

8'10 x 14'06 approx (2.69m x 4.42m approx)

Window to the rear elevation, carpeted flooring, coving to the ceiling, wall mounted electric heater.

### Bedroom Two

7'11 x 9'08 approx (2.41m x 2.95m approx)

Window to the rear elevation, carpeted flooring, coving to the ceiling, wall mounted electric heater.

### Bedroom Three

11'05 x 5'08 approx (3.48m x 1.73m approx)

Window to the front elevation, carpeted flooring, coving to the ceiling, wall mounted electric heater.

### Family Bathroom

6'07 x 6'07 approx (2.01m x 2.01m approx)

Three piece suite comprising panelled bath with mains fed shower over, WC, vanity wash hand basin with storage cupboards below, window to the front elevation, tiled splashbacks, coving to the ceiling, wall mounted electric heater.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, front lawned garden with a range of plants and shrubbery planted throughout and a pathway leading to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed paved rear garden with fencing to the boundaries and outdoor water tap, rear gated access.

#### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 18mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

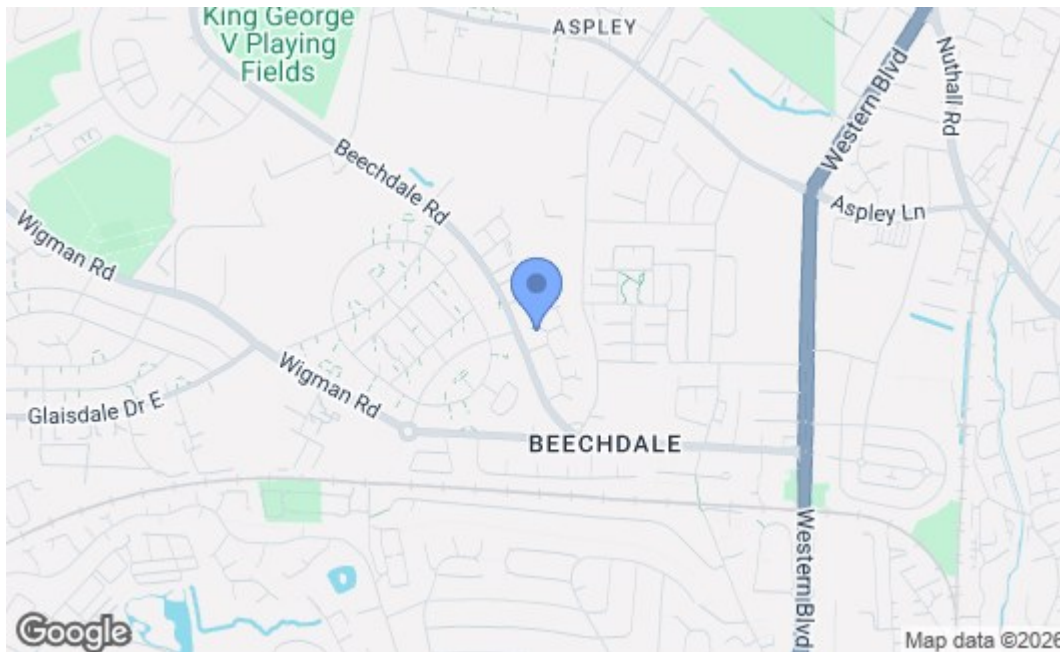
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.