

# Robert Ellis

*look no further...*



Bicycle Lane,  
Beeston, Nottingham  
NG9 4HG

**£625,000 Freehold**

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A beautifully presented four-double bedroom detached house with a garage.

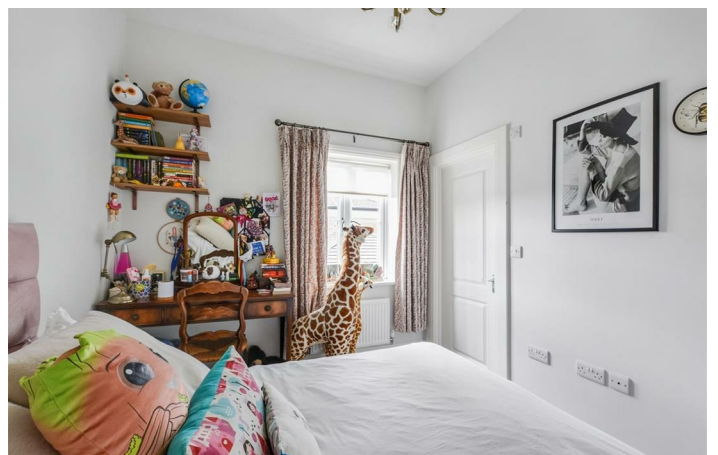
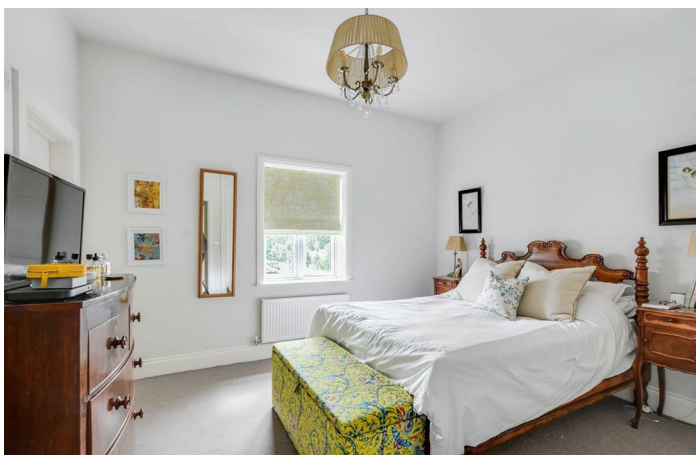
Constructed in 2021, this stunning property is a perfect blend of modern day living and Georgian character, with both contemporary and period style features.

Situated in this sought-after and convenient residential location within walking distance of a variety of local shops and amenities including Beeston town centre, schools and transport links, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the spacious internal accommodation comprises: a generous lounge., open plan kitchen diner, and a utility room and WC to the ground floor. To the first floor you will find four good-sized double bedrooms, two of which have an en-suite, and a family bathroom.

To the front of the property you will find a small lawned area with mature shrubs, which leads down the side of the property, where you have gated access to the enclosed rear south-west facing garden which is well-maintained and includes a blocked paved patio and Indian stone paved patio, lawned area, a range of mature shrubs, stocked borders, outside tap, wall lights, and to the end of the garden you will find a gravelled driveway with gated access in front of the garage.

Offered to the market with the benefit of a range of modern fixtures and fittings throughout, ready to move in condition and a light and airy versatile living space, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Entrance door, radiator, engineered wood flooring, stairs to the first floor, and door to the kitchen diner, WC, and lounge.

### Lounge

21'9" x 12'5" (6.64m x 3.8m )

A carpeted reception room with two radiators, triple glazed sash window with fitted shutters to the front and side, double glazed French doors to the rear patio, and door to the utility room.

### Utility

8'3" x 5'8" (2.54m x 1.73m )

Engineered wood flooring, work surfaces, base units, space for washing machine and tumble dryer, double glazed door to the rear, and double glazed window to the rear, radiator, spot lights, extractor fan, and door to the kitchen diner.

### Kitchen Diner

21'9" x 12'7" (6.64m x 3.84m )

With a range of soft fitting modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob, tiled splashback and extractor fan over, integrated dishwasher, space for a fridge freezer, engineered wood flooring, two radiators, spot lights, triple glazed sash window with fitted shutters to the front, triple glazed sash window to the side, and double glazed French doors to the rear patio.

### WC

Fitted with a WC, pedestal wash-hand basin, tiled flooring and splashbacks, radiator, spotlights, and extractor fan.

### First Floor Landing

With a loft hatch, built-in cupboard housing the Worcester Bosch boiler and hot water cylinder, radiator and doors to the bathroom and four bedrooms.

### Bedroom One

12'9" x 11'3" (3.9m x 3.45m )

A carpeted double bedroom with fitted floor to ceiling wardrobes, double glazed window to the rear, radiator, and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, WC, tiled flooring and splashback, heated towel rail, spotlights, extractor fan, and double glazed window to the rear.

### Bedroom Two

11'3" x 9'0" (3.45m x 2.75m )

A carpeted double bedroom with fitted floor to ceiling wardrobes, double glazed window to the rear, radiator and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, WC, tiled flooring and splashbacks, heated towel rail, spotlights and extractor fan.

### Bedroom Three

12'8" x 7'10" (3.88m x 2.4m )

A carpeted double bedroom with triple glazed sash window to the front, and radiator.

### Bedroom Four

12'7" x 7'10" (3.85m x 2.39m )

A carpeted double bedroom with triple glazed sash window to the front, and radiator.

### Bathroom

Incorporating a three-piece suite comprising panelled L-shaped bath with handheld shower over, pedestal wash-hand basin, WC, tiled flooring, and splashbacks, radiator, triple glazed sash window to the front, spot lights and extractor fan.

### Outside

To the front of the property you will find a small lawned area with mature shrubs, which leads down the side of the property, where you have gated access to the enclosed rear south-west facing garden which is well-maintained and includes a blocked paved patio and Indian stone paved patio, lawned area, a range of mature shrubs, stocked borders, outside tap, wall lights, and to the end of the garden you will find a gravelled driveway with gated access in front of the garage.

### Garage

19'10" x 10'0" (6.05m x 3.05m )

With an up and over garage door to the front, light and power, electric vehicle charger, double glazed window to the rear, and a smoke alarm.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

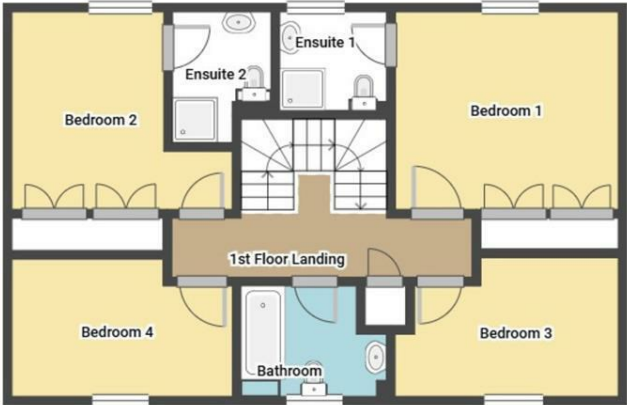
### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





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ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 93        |
| (81-91) B                                                       | 84      |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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