



Derby Road,  
Beeston, Nottingham  
NG9 2TG

**£1,000,000 Freehold**



A Stunning Five Bedroom Detached House with a Stylish and Extensive Interior.

Tucked away down a small private road on a gated and generous plot sits this excellent detached house with a particularly impressive open plan kitchen/diner and living space to the rear, this rare opportunity will doubtless be a great appeal to a variety of potential purchasers.

In brief the contemporary and versatile interior comprises; a generous entrance hall, large open plan kitchen/diner and living space, lounge, dining room, WC, sitting room and utility to the ground floor, rising to first floor is the impressive galleried landing, master En-suite bedroom, four further good sized bedrooms one of which has an En-suite and a family bathroom.

Outside the property is accessed via electric remote control gates with a generous drive beyond and a double garage, private and landscaped gardens to both the side and rear.

Having been immaculately maintained since its construction in 2015 by the current vendors this fabulous property is being offered to the market for the second time since it's original construction by Gilbert & Hall. The property is ideally situated for easy access to the centres of Beeston and Nottingham, The Queens Medical Centre and The University of Nottingham, A52 and M1.

Seldom do properties of this quality and scale come to the market therefore viewing is considered essential.



A recessed porch with inset lighting shelters the feature oak door with flanking double glazed windows.

#### Entrance Hall

Tiled flooring with underfloor heating which is present throughout the entirety of the ground floor of the building, inset ceiling spot lights, useful under stair cupboard, stairs leading to first floor landing with feature oak balustrade.

#### WC

Fitted with low level WC, wall mounted wash hand basin, part tiled wall, tiled flooring, inset ceiling spot lights and double glazed window to side.

#### Kitchen Diner/Living Area

27'1" x 21'4" (decreasing to 14'1") (8.27m x 6.51m (decreasing to 4.3m))  
With an extensive range of quality fitted wall and base units, granite work surfacing with splash back, an island with fitted breakfast bar and gas hob with extractor, retractable socket stack, inset double electric ovens, inset microwave, coffee machine, one and a half bowl sink and drainer unit with mixer tap, integrated fridge/freezer and dishwasher, inset ceiling spot lights, inset speaker, tiled flooring, three double glazed windows and patio doors leading to the rear garden.

#### Utility

8'2" x 6'5" (2.49m x 1.97m)

Fitted with a range wall and base units, granite work surfacing with splashback, one and half bowl sink and drainer unit with mixer tap, drinks fridge, space and plumbing for a washing machine, dryer space, extractor fan, inset ceiling spot lights, concealed Worcester boiler, tiled flooring and double glazed door leading to the exterior.

#### Sitting Room

19'2" x 13'10" (5.85m x 4.22m )

Double glazed patio door leading to the rear garden, oak flooring, inset ceiling spot lights, a multi-fuel burner mounted upon a flagstone hearth with feature stone Adams style surround.

#### Lounge/Tv Room

13'7" x 14'3" (4.16m x 4.35m)

Double glazed window, oak flooring, inset ceiling spot lights.

#### Dining Room

13'11" x 13'4" (4.26m x 4.07m)

Double glazed window, oak flooring, inset ceiling speakers.

#### First Floor Landing

With feature galleried landing, double glazed window, inset ceiling spot lights, loft hatch and airing cupboard housing the hot water cylinder and media controls.

#### Bedroom One

15'3" x 14'7" (maximum overall measurement) (4.65m x 4.47m (maximum overall measurement) )

Double glazed window, radiator, dressing area with fitted wardrobes and door leading into the En-suite.

#### En-suite

8'6" x 6'4" (2.6m x 1.95m )

Twin wash hand basins inset to vanity unit with illuminated mirror above, low level WC, shower cubicle with mains over head shower and further shower handset, tiled flooring with underfloor heating, fully tiled walls, wall mounted heated towel rail, inset ceiling spot lights and a double glazed window.

#### Bedroom Two

12'10" x 11'4" (3.92m x 3.46m)

Double glazed window and radiator.

#### Bedroom Three

11'3" x 11'1" (plus door recess) (3.45m x 3.39m (plus door recess))

Double glazed window and radiator.

#### Bedroom Four

14'11" x 9'7" (4.56m x 2.94m )

Doubled glazed window and radiator.

#### Bedroom Five

14'4" x 11'4" (4.38m x 3.47m )

Radiator, double glazed window, walk in wardrobe with hanging rail and shelving.

#### En-Suite

8'6" x 3'9" (2.60m x 1.16m)

Fitted with low level WC, wall mounted wash hand basin with mirror fronted cabinet above, shower cubicle with mains over head shower and further shower handset, tiled flooring with underfloor heating, fully tiled walls, wall mounted heated towel rail, inset ceiling spot lights and double glazed window.

#### Family Bathroom

9'10" x 8'1" (3.01m x 2.48m )

Fitted with low level WC, free standing bath, twin wash hand basin inset to vanity unit with illuminated mirror above, shower cubicle with main control over head shower with further shower handset, fully tiled walls, tiled flooring with underfloor heating, double glazed window, inset ceiling spot lights and wall mounted heated towel rail,

#### Outside

To the front the property is approached by a double remote controlled electric gates that lead to an extensive driveway providing ample car standing with the double garage beyond. The property also has a generous primarily lawned front garden with a mature hedge providing privacy. Access to the rear is provided either side of the property, to the side and rear the property has a paved area, outside tap and power point and a landscaped rear garden with a lawn and raised borders beyond with mature shrubs and trees.

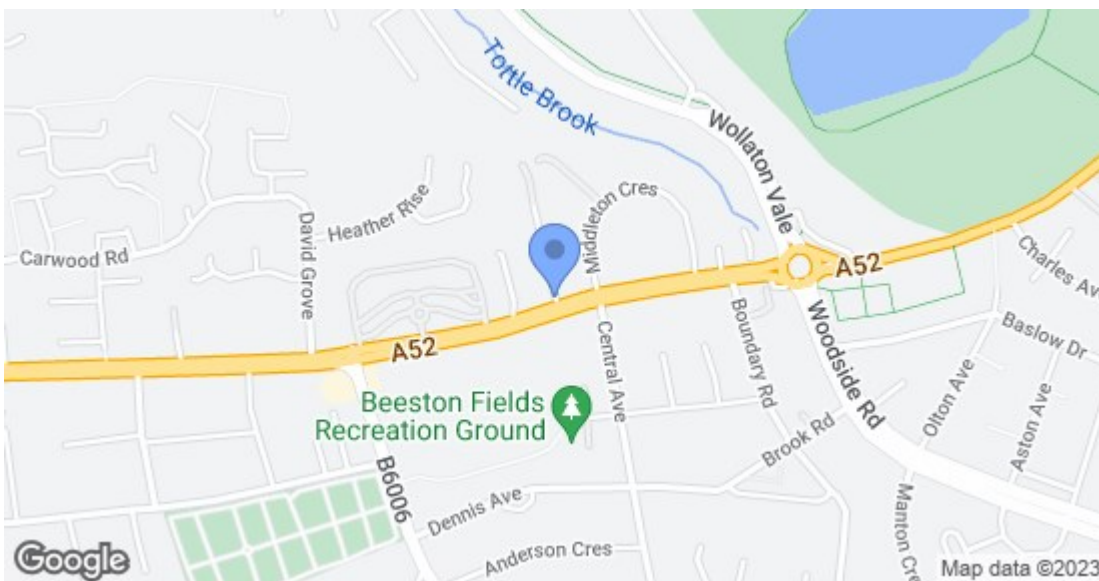
#### Garage

Twin electric roller doors, pedestrian door to the side, light and power and loft ladder leading to a partially boarded loft space.

#### Council Tax Band

Broxtowe Borough Council Band G





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<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.