



Newall Drive,  
Beeston, Nottingham  
NG9 6NX

**£400,000 Freehold**



A well proportioned four bedroom detached house with the benefit of no upward chain.

Situated in this popular and convenient residential location, readily accessible for a range of local amenities including, shops, schools, transport links, Chilwell Retail Park and Attenborough Nature Reserve, this property is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the internal accommodation comprises; entrance hall, lounge, dining room, kitchen, utility and WC room to the ground floor with the main bedroom with En-suite, three further bedrooms and family bathroom to the first floor.

Outside to the front of the property there is a lawned garden with mature shrubs and a tarmac driveway providing ample off car standing for multiple vehicles with the garage beyond. Gated side access leads to the generous rear garden which is mainly laid to lawn and features a paved patio seating area, mature shrubs and trees and is enclosed with timber fencing.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout and the benefit of no upward chain, this wonderful property is well worthy of an early internal viewing.



### Entrance Hall

Composite entrance door to front, laminate flooring, stairs leading to the first and useful under stair storage cupboard.

### Lounge

17'7" x 11'3" (5.38m x 3.45m)

UPVC double glazed bay window to the front, carpet flooring, feature gas fire place, radiator and French doors leading into the dining room.

### Dining Room

11'3" x 9'10" (3.45m x 3.01m)

UPVC double glazed patio doors leading to the rear garden, carpet flooring, radiator and door leading into the kitchen.

### Kitchen

14'0" x 9'9" (4.29m x 2.98m)

Fitted with a range of wall and base mounted units, rolled edged work surfacing, sink and drainer unit with mixer tap, integrated electric oven, inset gas hob with air filter over, further useful appliance space, tiling to walls, vinyl flooring, two UPVC double glazed windows to the rear and door leading into the utility room.

### Utility Room

Fitted with wall and base units, useful shelving, sink and drainer unit with mixer tap, space and plumbing for washing machine and UPVC double glazed door to the side.

### Downstairs WC

Fitted with a low level WC, wash hand basin inset to vanity unit and laminate flooring.

### First Floor Landing

Stairs rising from the ground floor, useful attic access, storage cupboard housing water cylinder, carpet flooring and doors leading into the bedrooms and bathroom.

### Bedroom One

17'7" x 12'8" (5.37m x 3.88m)

Two UPVC double glazed windows the front, carpet flooring, fitted wardrobes, useful storage cupboard, radiator and door leading into the En-suite

### En-suite

Fitted with a three piece suite comprising; corner shower cubicle with electric shower over, pedestal wash hand basin, low level WC, tiling to walls and floor, radiator, extractor fan and obscured UPVC double glazed window to the front.

### Bedroom Two

17'7" x 12'8" (5.37m x 3.88m )

UPVC double glazed window to the rear, carpet flooring, fitted wardrobes and radiator.

### Bedroom Three

10'8" x 9'9" (3.27m x 2.99m)

UPVC double glazed window the rear, carpet flooring and radiator.

### Bedroom Four

9'0" x 7'7" (2.75m x 2.32m )

UPVC double glazed window the rear, carpet flooring and radiator.

### Bathroom

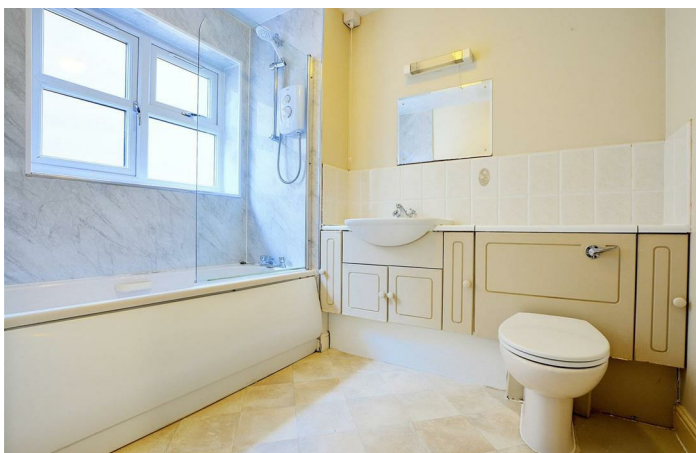
Fitted with a three piece suite comprising; panelled bath with electric shower over and glass splash screen, wash hand basin inset to vanity unit, low level WC, tiling to walls, vinyl flooring and radiator.

### Outside

Outside to the front of the property there is a lawned garden with mature shrubs and a tarmac driveway providing ample off car standing for multiple vehicles with the garage beyond. Gated side access leads to the generous rear garden which is mainly laid to lawn and features a paved patio seating area, mature shrubs and trees and is enclosed with timber fencing.

### Council Tax Band

Broxtowe Borough Council Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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.