



**Cartwright Way  
Beeston, Nottingham NG9 IRL**

**Guide Price £300,000 - £325,000**

Four Bedroom Town House with  
Accommodation Over Three Floors.



A well presented four bedroom town house with accommodation over three floors.

The property is situated within a quiet cul-de-sac location in an extremely popular residential area, ideal for anyone wishing to be within close proximity to shops, amenities, transport links (including Beeston train station) schools and playing fields. The property is considered a fantastic opportunity for first time buyers or families.

In brief the ground floor comprises: bedroom three, bedroom four/study, Jack and Jill en-suite and utility room. To the first floor there is an 'L' shaped lounge/diner and a breakfast kitchen. Rising to the second floor are two bedrooms, one with en-suite and a family bathroom.

To the outside of the property there is a garage and allocated parking space with a lawned front garden and a private rear garden.

The property is immaculately decorated throughout and offers ready to move into accommodation.



### Entrance Hallway

Spacious entrance hall, with laminate flooring, radiator and two storage cupboards.

### Bedroom Three

10'7" x 9'8" (3.25 x 2.97)

With laminate flooring, radiator and double glazed window to the front aspect. Access to the Jack and Jill bathroom.

### Jack & Jill Bathroom

Three piece suite to include walk in mains powered shower, pedestal wash hand basin and low level WC.

### Bedroom Four/Study

9'8" x 9'3" (2.97 x 2.82)

With laminate floor, radiator and UPVC French doors out the rear garden.

### Utility Room

6'5" x 6'3" (1.98 x 1.93)

With tiled flooring, wall and base units with space and fittings for freestanding washing machine and dryer. UPVC door to the rear garden.

### First Floor Landing

### Living/Dining Room

16'9" x 10'9" (5.11 x 3.28)

Carpeted room with radiator, double glazed window to the front aspect and UPVC French doors to a Juliet balcony overlooking the playing fields.

### Kitchen

16'0" x 9'10" (4.90 x 3.02)

With wall, base and drawer units with worksurfaces over and tiled splashbacks, single sink and drainer with mixer tap. Integrated electric oven and 6 ring gas hob. Space and fittings for freestanding fridge freezer and dishwasher. Double glazed window to the rear aspect.

### Second Floor Landing

With access to the loft hatch and storage cupboard.

### Bedroom One

16'2" x 10'11" (4.95 x 3.35)

Carpeted flooring with radiator, fitted wardrobes and double glazed window to the rear aspect. Access to the en-suite.

### En-Suite

Three piece suite to include walk in shower, pedestal wash hand basin and low level WC.

### Bedroom Two

8'11" x 8'5" (2.72 x 2.59)

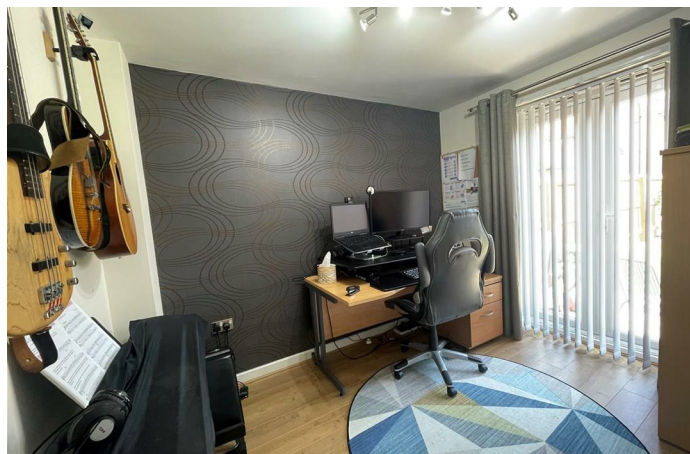
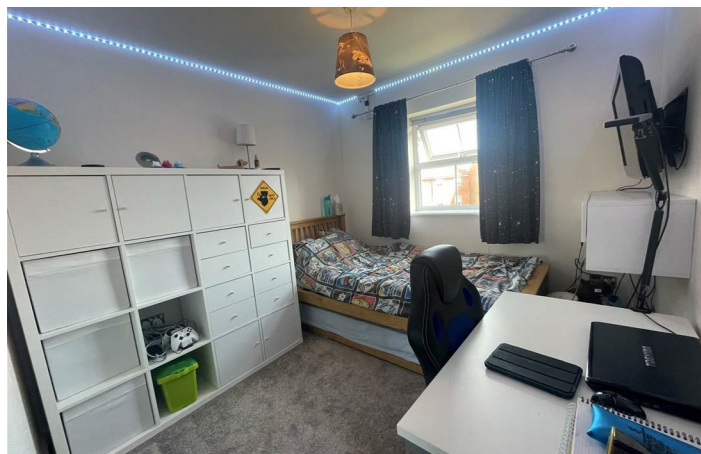
Carpeted room with radiator, fitted wardrobes and double glazed window to the front aspect.

### Family Bathroom

Three piece suite to include bath, pedestal wash hand basin and low level WC.

### Outside

Access to the property for most people is likely to be through the rear of the property. The house is situated in a cul de sac with allocated parking and a garage with a secure gate into the private lawned garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.