Robert Ellis

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Raleigh Villas,
Beeston, Nottingham
NG9 4BU

£475,000 Freehold

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This exquisite Georgian-style house, constructed in 2022, offers a perfect blend of modern living and classic elegance. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and comfort, providing an inviting atmosphere for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the home.

The property boasts two contemporary bathrooms, which are stylishly appointed and provide convenience for busy households. Each bedroom is designed to be a tranquil retreat, allowing for restful nights and rejuvenating mornings.

Being chain-free, this home presents a hassle-free opportunity for prospective buyers, making the transition into your new abode smooth and straightforward.

Raleigh Villas is a desirable location, offering a friendly community atmosphere while being conveniently close to local amenities, schools, and transport links.

Do not miss the chance to own this stunning home that perfectly marries modern comforts with timeless style.





Entrance Hall
Entrance door, hardwood flooring, radiator, stairs to the first floor, useful storage cupboard and doors to the lounge, kitchen diner and WC.

Downstairs WC
Fitted with a WC, pedestal wash-hand basin, tiled flooring and splashback, double glazed window with fitted shutters to the rear, radiator, wall-mounted Worcester boiler, extractor fan and spotlights to ceiling.

Lounge
16'3" x 10'2" (4.96m x 3.1m)
A carpeted reception room with double glazed sash-window with fitted shutters to the front, radiator and door to the utility room.

Utility Room
7'0" x 4'11" (2.15m x 1.5m)
Fitted with base units, work surface, sink with drainer and a mixer tap, tiled splashback, plumbing for washing machine and tumble dryer, radiator, extractor fan and opening to the kitchen diner.

Kitchen Diner
16'3" x 10'2" (4.96m x 3.1m)
With hardwood flooring, a range of modern wall, base and drawer units, work surfaces, one-and-a-half bowl sink with drainer and a mixer tap, integrated electric oven with gas hob and extractor fan over, tiled splashbacks, integrated dishwasher, space for a fridge freezer, radiator, spotlights to ceiling, extractor fan, double glazed sash-window with fitted shutters to the rear and double glazed French doors to the rear garden.

First Floor Landing
Loft-hatch, laminate flooring, radiator and doors the bathroom and three-bedrooms.

Bedroom One
16'3" x 10'2" (4.96m x 3.1m)
A carpeted bedroom with double glazed sash-window with fitted shutter to the front, radiator, walk-in wardrobe and door to the en-suite.

En-Suite
Incorporating a three-piece suite comprising walk-in shower, pedestal wash-hand basin, WC, tiled flooring and splashbacks, double glazed sash-window with fitted shutter to the front, radiator, spotlights and extractor fan.

Bedroom Two
12'2" x reducing to 10'2" x 9'6" (3.71m x reducing to 3.12m x 2.9m)
With laminate flooring, double glazed sash-window to the rear and radiator.

Bedroom Three
10'4" x 8'4" (3.17m x 2.56m)
A carpeted bedroom with double glazed sash-window to the rear and radiator.

Bathroom
Incorporating a three-piece suite comprising L-shaped bath with mains controlled shower over, double glazed sash-window to the rear, pedestal wash-hand basin, WC, tiled flooring and splashbacks, radiator, spotlights and extractor fan.

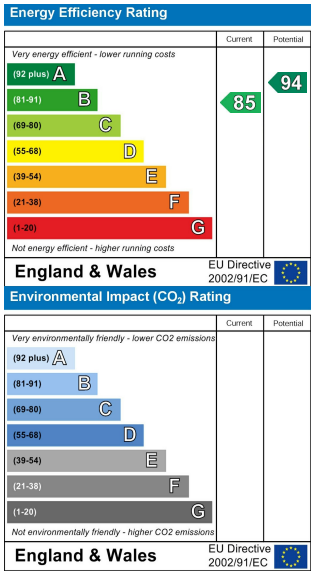
Outside
To the front of the property you will find parking and gated side access leads to the private and enclosed rear garden where you will find a blocked paved patio with a lawned area.











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.

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