



Windrush Close,  
Beeston, Nottingham  
NG9 3LN

**£185,000 Freehold**



THIS WAS ORIGINALLY A TWO BEDROOM BUNGALOW WHICH OVER RECENT YEARS HAS BEEN REDESIGNED TO CREATE MORE OPEN PLAN LIVING SPACE AND BEEN UPGRADED THROUGHOUT AS PEOPLE WILL SEE WHEN THEY VIEW THIS LOVELY HOME.

Situated in the sought-after area of Windrush Close, Beeston, Nottingham, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With its inviting layout, the property features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed bedroom ensures a peaceful retreat, while the bathroom is designed for both functionality and comfort.

This bungalow is ideal for those seeking a low-maintenance lifestyle, with all essential amenities located nearby. The property also benefits from off-road parking, adding to the convenience of everyday living.

Having been renovated and reconfigured throughout by the current vendor including a new kitchen, bathroom, central heating, wiring, windows, doors and rendering this fantastic property is finished to a high specification.

Windrush Close is a tranquil location, making it perfect for individuals or couples looking for a serene environment while still being close to the vibrant community of Beeston. With its excellent transport links and local facilities, this property presents a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood.

In summary, this semi-detached bungalow is a charming and practical choice for those seeking a comfortable home in Beeston. Don't miss the chance to make this lovely property your own.



## Living Room

10'2" x 8'4" (3.12m x 2.56m )

With a composite entrance door, Karndean flooring, radiator, spotlights, loft hatch, UPVC double glazed door to the rear, and doors to the bathroom, bedroom and kitchen living diner.

## Kitchen Living Diner

16'9" x 14'2" (5.13m x 4.32m )

With a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with electric hob and extractor fan over, integrated fridge freezer, dishwasher and washing machine, breakfast bar, Karndean flooring, two UPVC double glazed windows to the front, spotlights, radiator, and an exposed brick chimney breast.

## Bedroom

12'2" x 8'0" (3.72m x 2.46m )

Karndean flooring, spotlights, UPVC double glazed window to the rear, and radiator.

## Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, tiled splashbacks, Karndean flooring, heated towel rail, UPVC double glazed window to the side, spotlights and extractor fan.

## Outside

To the front of the property you will find a small lawned garden with concrete driveway and side access leading to the private and enclosed rear garden, which includes a patio overlooking the lawn beyond, gravelled borders and fence boundaries.

## Council Tax

Broxtowe Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

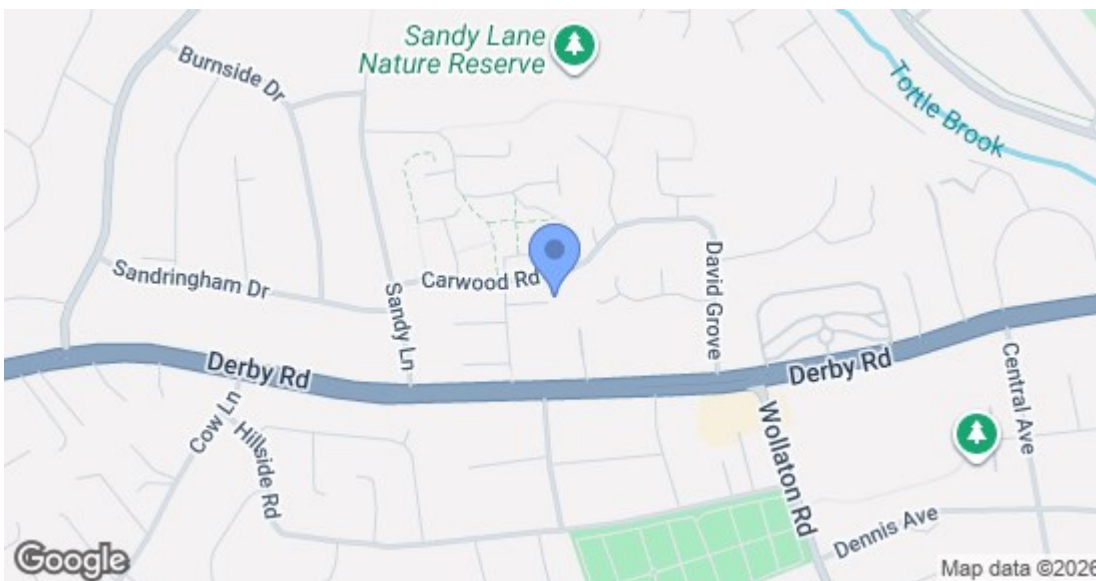
Other Material Issues – No



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (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 |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | 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.