



**Autumn Way**  
**Beeston, Nottingham NG9 2JW**

A spacious four bedroom detached house.

**Offers In The Region Of £420,000 Freehold**



This modern home would make an ideal purchase for a variety of purchasers including families and young professionals.

Situated in this popular and convenient residential location readily accessible for a variety of local shops and amenities including Beeston town centre, the Queen's Medical Centre, Nottingham University and Boots Head Office.

In brief, the internal accommodation comprises: Entrance hallway, WC, kitchen/diner and lounge to the ground floor. Rising to the first floor is a master bedroom with en-suite, three further bedrooms and a family bathroom.

To the front of the property you will find a small garden and side access with a tarmac driveway leading to a garage with gated side access leading to the rear garden. This is primarily lawned with a paved seating area and fenced boundaries.

An early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

A composite front door leads to hallway with radiator, tiled flooring and stairs to the first floor.

### Kitchen/Diner

8'7" x 22'0" (2.621 x 6.731)

With a range of wall, base and drawer units, worksurfaces, tiled flooring and splashbacks, sink with drainer, electric oven with gas hob and extractor fan over, integrated dishwasher, freestanding fridge/freezer and UPVC double glazed windows to the front and rear.

### Utility Room

6'4" x 5'9" (1.940 x 1.765)

With tiled flooring, base units with worksurfaces over and inset sink with drainer and tiled splashbacks, wall mounted boiler, space and fittings for freestanding washing machine and dryer, under stairs storage cupboard and UPVC door to the rear garden.

### Living Room

11'5" x 22'3" (3.481 x 6.783)

Carpeted room with two radiators, UPVC double glazed window to the front aspect and UPVC double glazed French doors to the rear garden.

### WC

With WC, pedestal wash hand basin, tiled flooring, half tiled walls and radiator.

### First Floor Landing

With access to the loft hatch and cupboard housing the water tank.

### Bedroom One

14'6" x 13'0" (4.432 x 3.967)

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

### En-Suite

Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, tiled flooring and walls, heated towel rail and extractor fan.

### Bedroom Two

8'8" x 13'0" (2.648 x 3.984)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

11'1" x 8'11" (3.386 x 2.718)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bedroom Four

8'9" x 9'3" (2.687 x 2.821)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bathroom

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

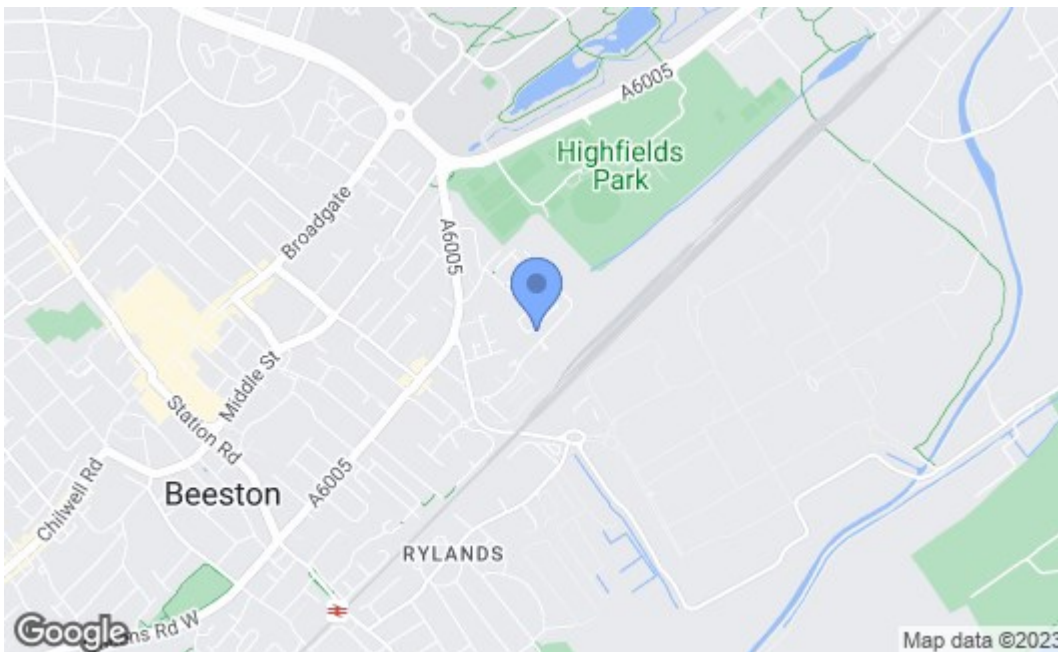
### Outside

To the front of the property you will find a small garden and side access with a tarmac driveway leading to a garage with gated side access to the rear garden. The rear is primarily lawned with a paved seating area and fenced boundaries.





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 for any prospective purchase. 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			93
(81-91) B		84	
(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.