



Perkins Way,  
Beeston, Nottingham  
NG9 5JD

**£275,000**



A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY, SITUATED IN A QUIET CUL-DE-SAC LOCATION

Situated within an extremely popular residential location ideal for anyone looking to be within close proximity to a wide range of shops, amenities, transport links and schools. This is a fantastic opportunity for a professional couple or young family looking for their next home.

In brief, the internal accommodation comprises: Entrance hall, kitchen, lounge/diner, downstairs W/C, three bedrooms one with an en-suite and family bathroom.

The property also benefits from a private lawned rear garden with driveway to the rear.

Call now to arrange your viewing!



### Entrance Hall

UPVC double glazed door to entrance hall with laminate flooring, access to the downstairs w/c and storage.

### Kitchen

12'1" x 7'5" (3.700 x 2.285)

A contemporary fitted kitchen comprising a range of wall and base units with work surfacing over and inset one and half bowl sink unit. Integrated electric oven and gas hob with stainless steel splashback and extractor fan above. Space and plumbing for free standing dishwasher, washing machine and fridge freezer. UPVC double glazed windows to the front aspect.

### Living/Dining Room

15'1" x 14'6" (4.610 x 4.423)

Laminate flooring, with radiator and access to under the stairs storage space. UPVC double glazed French doors to the rear garden.

### Downstairs W/C

Laminate flooring with pedestal wash hand basin and low flush W/C.

### Landing

Access to the loft hatch and additional storage cupboard.

### Bedroom One

8'2" x 11'10" (2.506 x 3.623 )

Carpeted floor, with radiator and double glazed window to the rear aspect. Access to en-suite:

### En-suite

Recently fitted suite to include walk in mains powered shower, pedestal wash hand basin and low flush W/C.

### Bedroom Two

8'2" x 10'2" (2.510 x 3.109)

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

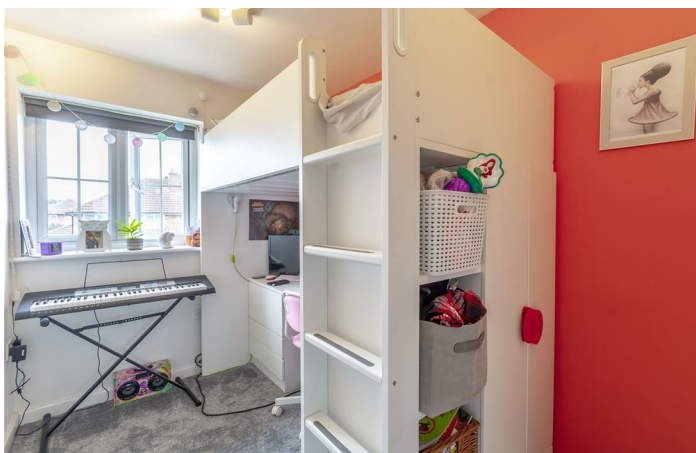
### Bedroom Three

6'5" x 8'10" (1.978 x 2.694)

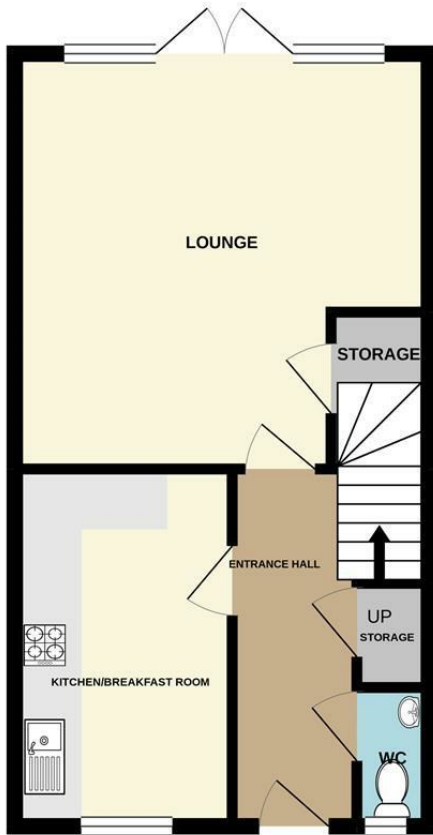
Carpeted room, with radiator and double glazed window to the rear aspect.

### Bathroom

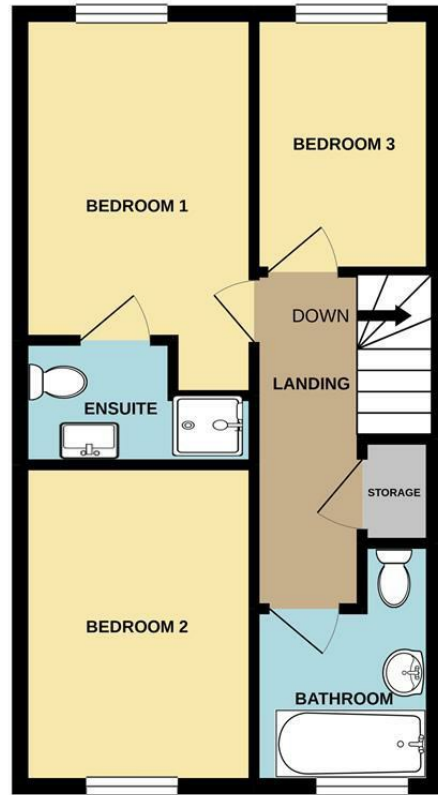
Recently fitted incorporating a three piece suite comprising panelled bath with shower over, wash hand basin, WC, tiled flooring and splashbacks, heated towel rail and extractor fan.



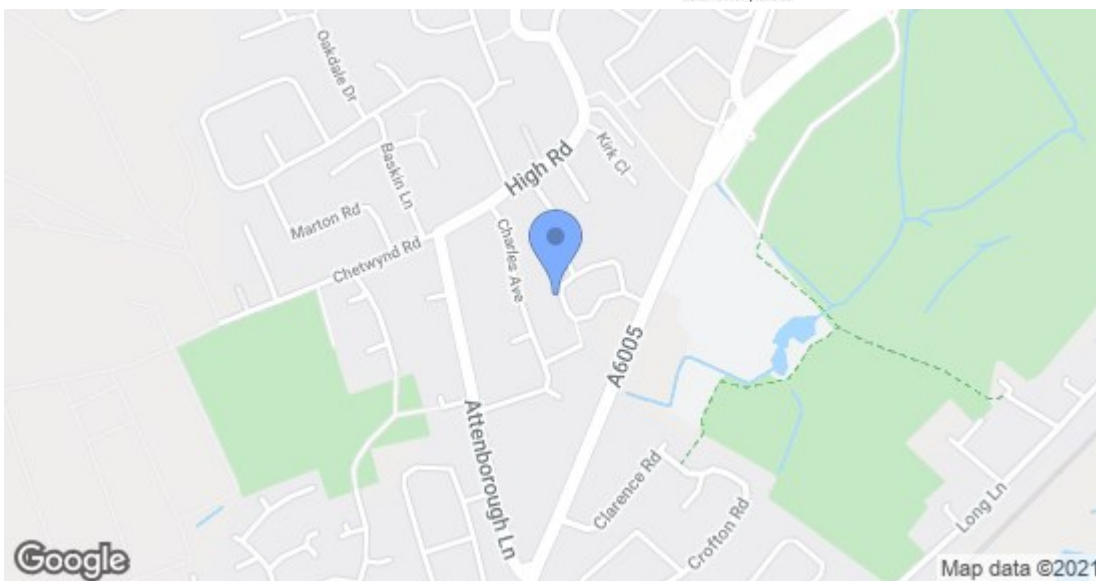
GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.  
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		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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