



Regeneration way,  
Beeston, Nottingham  
NG9 1NJ

**£270,000 Freehold**



A modern, two double-bedroom, semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including: schools, transport links, Beeston Town Centre, Beeston Marina and Boots head office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including: first time buyers, young professionals and investors.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen and WC to the ground floor, with two good sized double bedrooms and bathroom to the first floor.

To the front of the property you will find a lawned garden, with a tarmac driveway to side, providing off road car standing. Gated access leads to the enclosed rear garden, which includes a patio overlooking the lawn beyond and fence boundaries.

Having been constructed in 2021 by Barratt Homes, this stylish property is offered to the market with the benefit of ready to move in condition and truly must be viewed in order to be fully appreciated.



### Entrance Hall

Composite entrance door, radiator and door to the lounge.

### Lounge

12'11" x 11'11" (3.94m x 3.65m )

A carpeted reception room with UPVC double glazed window to the front, stairs to the first floor, radiator and door to the kitchen.

### Kitchen

12'10" x 7'6" (3.92m x 2.29m )

Fitted with a range of modern wall, base and drawer units in white, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter above, aluminium splashback, integrated fridge freezer and washing machine, laminate flooring, UPVC double glazed French doors with flanking windows to the rear, useful under stairs storage cupboard and a door to the WC.

### WC

Fitted with a low level WC, pedestal wash hand basin, tiled flooring, tiled splashback, UPVC double glazed window to the side and radiator.

### First Floor Landing

With stairs rising from the ground floor, loft hatch, radiator and doors to the bathroom and two bedrooms.

### Bedroom One

12'11" x 9'4" (3.94m x 2.85m )

A carpeted double bedroom with UPVC double glazed window to the front, built in storage cupboard and radiator.

### Bedroom Two

12'11" x 7'6" (3.94m x 2.29m )

A carpeted double bedroom with 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, low level WC, laminate flooring, tiled splashbacks, radiator, UPVC double glazed window to the side and extractor fan.

### Outside

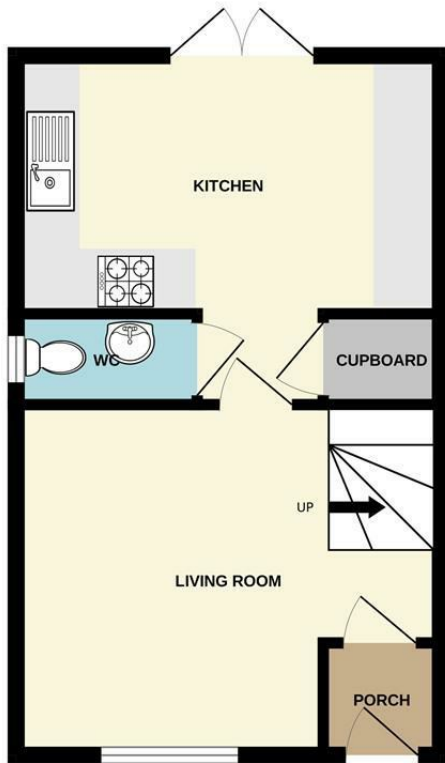
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### Disclaimer

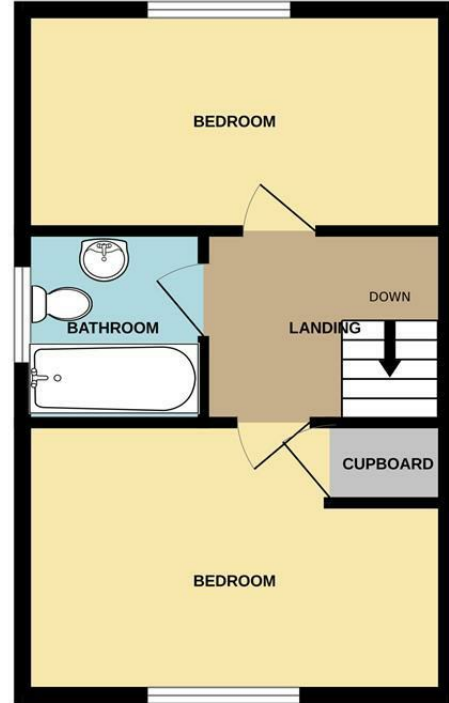
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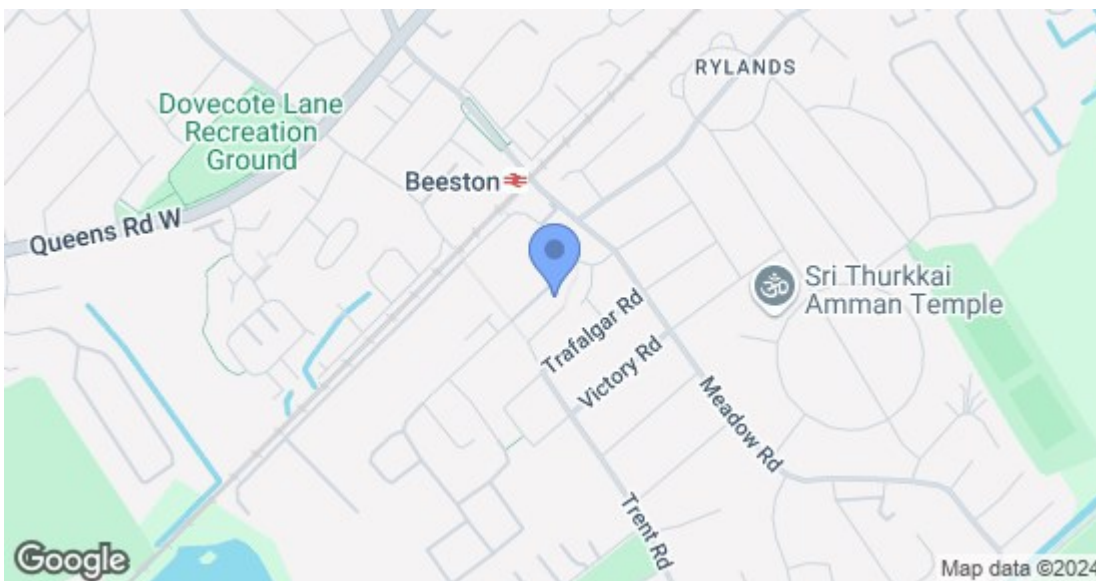
GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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
83	98

Environmental Impact (CO <sub>2</sub> ) 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

England & Wales EU Directive 2002/91/EC

Very environmentally friendly - lower CO<sub>2</sub> emissions

- (92 plus) A
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Not environmentally friendly - higher CO<sub>2</sub> emissions

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