



53 Fletcher Road  
Beeston, Nottingham NG9 2EL

**Offers Over £200,000 Freehold**

A STYLISH AND CONTEMPORARY  
QUADRANT STYLE TWO BEDROOM  
HOUSE.



### A STYLISH AND CONTEMPORARY QUADRANT STYLE TWO BEDROOM HOUSE.

This excellent property constructed by Award Winning local builder, Swan Homes, has been finished to the highest exacting standards throughout and is complemented by modern fixtures and fittings, including carpets and flooring throughout, including zoned under-floor heating to the ground floor, producing an appealing and bright living space which would be of interest to a variety of potential purchasers.

In brief the well presented interior comprises of an open plan living space with kitchen, dining and seating area and useful storage cupboard and w.c. off. To the first floor is a landing, two good size double bedrooms and a shower room. Outside the property has benefit of an enclosed private courtyard style garden with paving and raised planters and each property has two designated parking spaces.

This fantastic modern development available with the help to buy scheme is conveniently situated in a popular central Beeston location ideally placed for the town centre, NET tram, Nottingham University and QMC.

Seldom do properties of this quality and style come to the market and therefore viewing is considered essential to be truly appreciated.



A canopy porch with courtesy side light shelters the composite double glazed front entrance door.

#### Lounge/Living Space

19'10" x 12'11" approx (6.07m x 3.94m approx)

Under floor heating, three UPVC double glazed windows, inset ceiling spotlights.

#### Fitted Kitchen by Sheraton

Quality fitted kitchen with wall and base units, granite work surface with splashback, 1-1/2 bowl sink with mixer tap, inset induction hob with extractor above and electric oven below, inset microwave oven, integrated dishwasher and washing machine and fitted wine rack, integrated full height fridge/freezer.

#### W.C.

With a suite in white comprising wash hand basin inset to vanity unit with illuminated mirror above, w.c., half tiled walls, inset ceiling spotlights and extractor fan. Airing cupboard housing the hot water cylinder.

#### First Floor Landing

Feature illuminated staircase with inset low level lighting, loft hatch, radiator and useful full height storage cupboard.

#### Bedroom 1

14'9" x 8'9" max (4.51m x 2.67m max )

Radiator, inset ceiling spotlights, UPVC double glazed window and further UPVC double glazed Juliette style balcony, plus fitted wardrobes included.

#### Bedroom 2

10'10" x 8'10" approx (3.32m x 2.7m approx)

UPVC double glazed window and radiator.

#### Shower Room

A good quality fitted suite comprising w.c., wash hand basin inset to vanity unit with illuminated mirror above, double shower cubicle with mains overhead shower and further shower hand set, tiled flooring, Porcelanosa fully tiled walls, inset ceiling spotlights, extractor fan and UPVC double glazed window.

#### Outside

The property has a beautifully presented enclosed courtyard style garden with limestone paving, raised borders, external power and additional lighting and a useful outside tap. The property also has the benefit of two dedicated parking spaces.

#### Directions

Proceeding out of Beeston on High Road turning right at Broadgate along Humber Road and pass the junction with City Road. Fletcher Road can be found as a turning on the left.





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 purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency (as the case may be).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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