



Windrush Close,  
Beeston, Nottingham  
NG9 3LN

**£205,000 Freehold**



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.

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

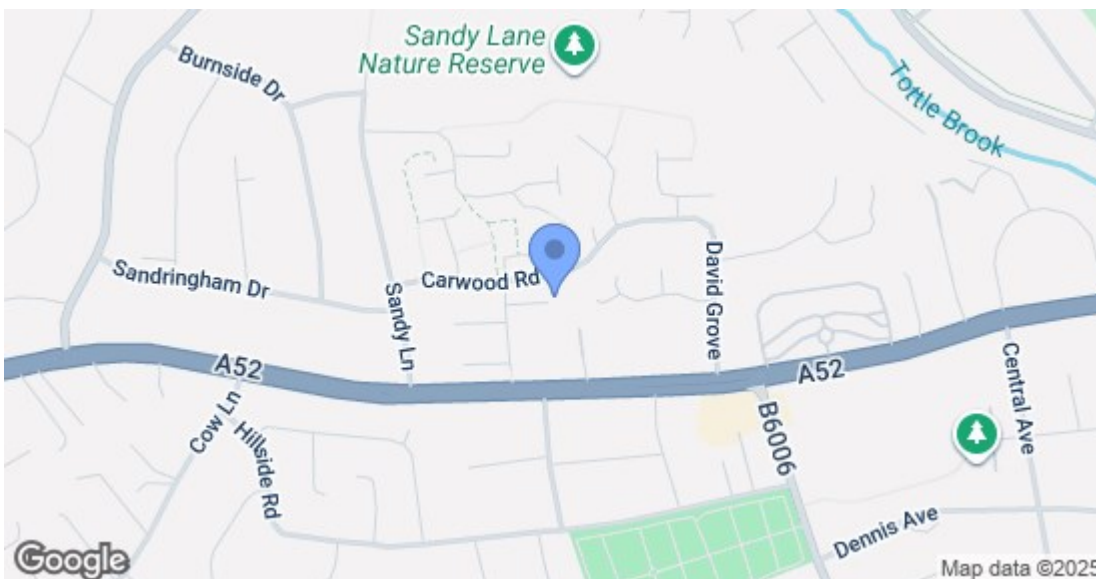
To the front of the property you will find a small lawned garden with concrete driveway and side access leading to the private and enclosed rear garden, which includes a patio overlooking the lawn beyond, gravelled borders and fence boundaries.



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			88
(81-91) B			
(69-80) C		69	
(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	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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