



**Forester Close  
Beeston, Nottingham NG9 5GB**

A traditional three bedroom semi-detached house on a large corner plot.

**Offers Over £310,000 Freehold**



A traditional semi-detached house with three bedrooms sitting on a generous corner plot with potential to extend (subject to necessary permissions) with the off road parking for multiple vehicles and an enclosed lawned garden with seating area.

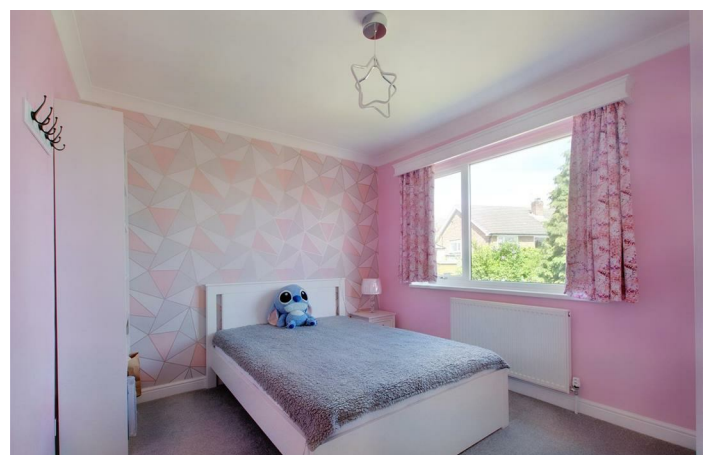
This property is considered an ideal opportunity for a range of potential purchasers including first time buyers, families and anyone looking to relocate to this vibrant location.

Situated within a popular and convenient location within close proximity to a variety of local amenities including schools, shops, public houses and many other facilities in the neighbouring towns of Beeston and Long Eaton and at the nearby Chilwell Retail Park. There are excellent transport links locally including trams and bus stops within walking distance and Beeston train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, open plan living/dining room and Kitchen to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front of the property is a lawned garden with flowerbeds, mature shrubs and hedged boundaries with footpath leading to the front door. To the rear is a lawned space with a paved seating area and fenced boundaries. There is a paved parking area to the side of the property.

Having been modernised throughout by the current owners and benefiting from double glazing and gas central heating throughout, this property is well worthy of an early internal viewing.



### Entrance Hallway

A double glazed door leads through to entrance hall with laminate flooring and radiator.

### Living/Dining Room

11'8" x 22'10" (3.574 x 6.965)

With laminate flooring, two radiators, UPVC double glazed bay window to the front aspect and French doors to the rear.

### Kitchen

8'2" x 10'1" (2.500 x 3.086)

With a range of wall, base and drawer units with worksurfaces over and inset one and a half bowl sink with drainer. Integrated electric oven with gas hob. Space and fittings for a washing machine and access to the pantry cupboard with space for the fridge/freezer. Wall mounted boiler. UPVC double glazed window to the rear aspect and door to the side passage.

### First Floor Landing

With access to the loft hatch.

### Bedroom One

11'6" x 11'6" (3.529 x 3.521)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect.

### Bedroom Two

11'6" x 10'7" (3.51 x 3.25)

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

### Bedroom Three

6'11" x 6'7" (2.126 x 2.027)

With laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three piece suite comprising bath with tap shower fittings and a glass shower screen, wash hand basin and WC.

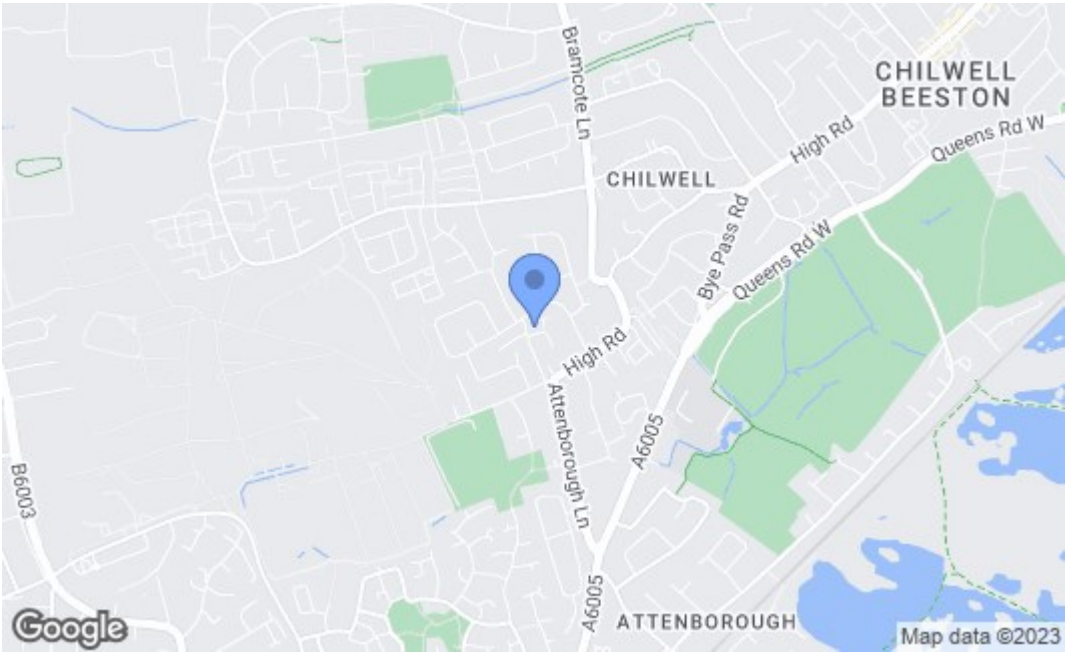
### Outside

To the front of the property is a lawned garden with flowerbeds, mature shrubs and hedged boundaries with footpath leading to the front door. To the rear is a lawned space with a paved seating area and fenced boundaries. There is a paved parking area to the side of the property.





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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 66      | 80        |
| 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                                         |         |           |

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.