



Catt Close,  
Beeston, Nottingham  
NG9 6RG

**£450,000 Freehold**



A spacious four-bedroom, detached property with modern décor throughout.

Situated in Chilwell, you are ideally placed with access to a wealth of local amenities including public houses, Chilwell Retail Park, supermarkets, healthcare facilities, schools, and transport links.

This great property would be considered an ideal opportunity for a wide range of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance porch, through to the entrance hall, living room, breakfast kitchen, dining room, family room, utility room, and guest cloakroom. Then rising to the first floor are four double bedrooms, bedroom one with en-suite and family bathroom.

Outside the property to the front is a lawned garden with footpath to the front door. The rear is then enclosed, with a paved seating area and lawned space. To the end of the garden is a driveway leading to the garage.

With the benefit of UPVC double glazing throughout and gas central heating this property is well worthy of an early internal viewing.



#### Entrance Porch

UPVC double glazed door through to the entrance porch with tiled flooring.

#### Entrance Hall

Secondary UPVC double glazed door through to the entrance hall with laminate flooring, radiator, and access to the under stairs storage cupboard.

#### Dining Room

10'4" x 8'5" (3.15m x 2.59m)

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

#### Breakfast Kitchen

17'9" x 8'0" (5.42m x 2.45m )

Newly fitted with a range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven, dishwasher, and microwave. Space and fittings for freestanding fridge freezer. UPVC double glazed window and French doors to the rear garden.

#### Utility Room

6'9" x 5'9" (2.07m x 1.76m )

Wall and base units with work surfacing over and tiled splashbacks, inset sink with drainer. Space and fittings for freestanding appliances to include washing machine and dryer, extractor fan, UPVC double glazed window and door to the side aspect.

#### Guest Cloakroom

Low flush WC and wash hand basin, radiator, and extractor fan.

#### Living Room

14'9" x 11'3" (4.51m x 3.44m )

Laminate flooring, with radiator and UPVC double glazed window to the rear aspect.

#### Family Room

7'9" x 7'10" (2.37m x 2.41m )

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

#### First Floor Landing

Access to the loft hatch and doors leading into the bathroom and four bedrooms.

#### Bedroom One

12'11" x 11'7" (3.95m x 3.54m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect. Access to the en-suite.

#### En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and walk shower, fully tiled walls,

radiator, extractor fan, and UPVC double glazed window to the front aspect.

#### Bedroom Two

13'7" x 10'2" (4.15m x 3.12m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

#### Bedroom Three

12'8" x 10'1" (3.87m x 3.08m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

#### Bedroom Four

11'3" x 9'11" (3.45m x 3.03m )

A carpeted double bedroom, with radiator, fitted wardrobes, and UPVC double glazed window to the rear aspect.

#### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, glass shower screen, fully tiled walls, radiator, UPVC double glazed window to the rear aspect and extractor fan.

#### Outside

To the front of the property is a lawn garden with mature shrubs and footpath to the front door. The rear is then enclosed with a paved seating area and lawned space and access to the garage and driveway.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

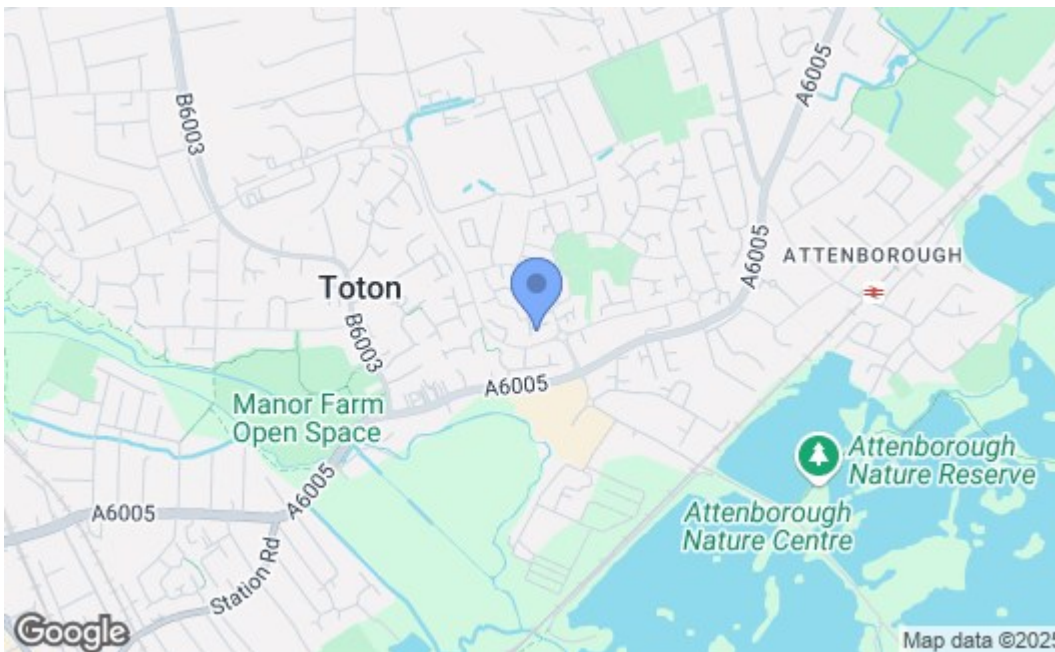
Accessibility/Adaptions: None

Has the Property Flooded?: No

#### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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