



Keswick Close,  
Beeston, Nottingham  
NG9 3AR

**£495,000 Freehold**



A well presented and extended four bedroom detached house with a garage.

Situated in this sought-after and well established residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston Town Centre and The Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals and growing families.

In brief the internal accommodation comprises; entrance porch, entrance hall, lounge, family room, guest cloakroom, study, open plan kitchen diner and utility room to the ground floor and rising to the first floor you will find the main bedroom suite, a further three good sized bedrooms and family bathroom.

Outside the property is located on a generous plot with a large blocked paved driveway to the front and gated side access leading to private and enclosed rear garden.

Enjoying a quiet and peaceful cul-de-sac location this great property is offered to the market with the benefit of gas central heating throughout, light and airy living space and chain free vacant possession and a early internal viewing comes highly recommended.



### Entrance Porch

Entrance door with flanking windows and further door leading to the entrance hall.

### Entrance Hall

With stairs leading to the first floor, radiator and doors to the kitchen diner and lounge.

### Lounge

18'10" x 11'11" (5.76m x 3.65m )

A carpeted reception room with feature gas fire and Adam-style mantle, radiator, window with secondary glazing to the front, UPVC double glazed window to the side and a opening to the family room.

### Family Room

15'11" x 9'6" (4.86m x 2.91m )

A carpeted reception room with radiator, UPVC double glazed window and sliding patio doors to the rear and door to the study.

### Study

11'8" x 8'5" (3.58m x 2.58m )

UPVC double glazed door with flanking window to the rear and door to the guest cloakroom.

### Guest Cloakroom

Fitted with a low level WC, wash hand basin inset to vanity unit, laminate flooring, radiator and two windows to the front.

### Kitchen Diner

22'0" x 12'10" (6.71m x 3.91m )

A carpeted dining area with radiator, useful built in storage cupboard and in the kitchen there is a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven with electric hob and air filter over, integrated washing machine, plumbing for a dishwasher, tiled flooring and splashbacks, UPVC double glazed window to the rear and side and sliding door to the utility room.

### Utility Room

6'3" x 6'2" (1.91m x 1.89m )

With a range of wall, base and drawer units, work surfaces, space for a fridge and freezer, tiled flooring and splashbacks and UPVC double glazed door to the rear.

### First Floor Landing

UPVC double glazed window to the front, loft hatch, useful storage cupboard and doors to the bathroom and four bedrooms.

### Main Bedroom Suite

16'11" x 9'8" (5.17m x 2.97m )

A carpeted double bedroom with fitted wardrobes and drawers, two UPVC double glazed windows to the rear, radiator and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising; a panelled bath with electric shower over, wash hand basin inset to vanity unit, low level WC, laminate flooring with tiled splash back, useful built in storage cupboard, radiator and UPVC double glazed window to the rear.

### Bedroom Two

14'0" x 12'0" (4.28m x 3.67m )

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

### Bedroom Three

10'7" x 9'5" (3.24m x 2.89m )

A carpeted bedroom with radiator, built in wardrobe and UPVC double glazed window to the side.

### Bedroom Four

10'5" x 6'11" (3.18m x 2.11m )

A carpeted bedroom with built in wardrobe, UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a four piece suite comprising; corner bath with electric shower over, wash hand basin inset to vanity unit, low level WC, bidet, laminate flooring, tiled splashback, radiator, airing cupboard housing the hot water cylinder and UPVC double glazed window to front and rear.

### Outside

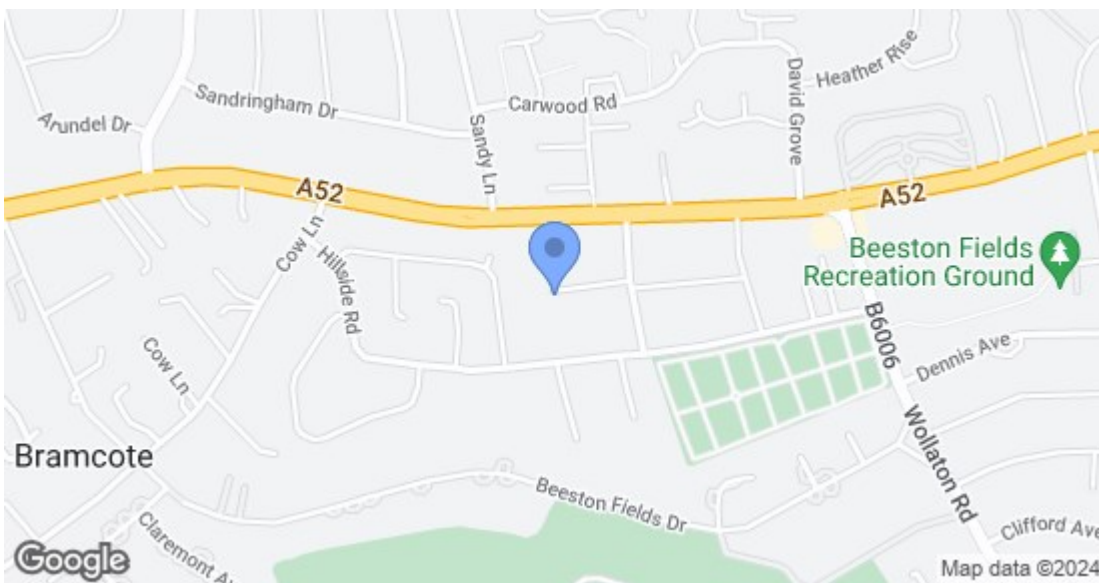
Occupying a generous plot with a large blocked paved driveway to the front, a range of mature trees and shrubs, stocked beds and borders and gated side access leading to the private and enclosed rear garden which includes a patio over looking the lawn and raised garden beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fence boundaries.

### Garage

15'1" x 8'0" (4.62m x 2.46m )

With double doors to the front, light and power and a wall mounted Ideal boiler .





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	

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.