



Bletchley Close,  
Beeston, Nottingham  
NG9 2TH

**£1,100,000 Freehold**



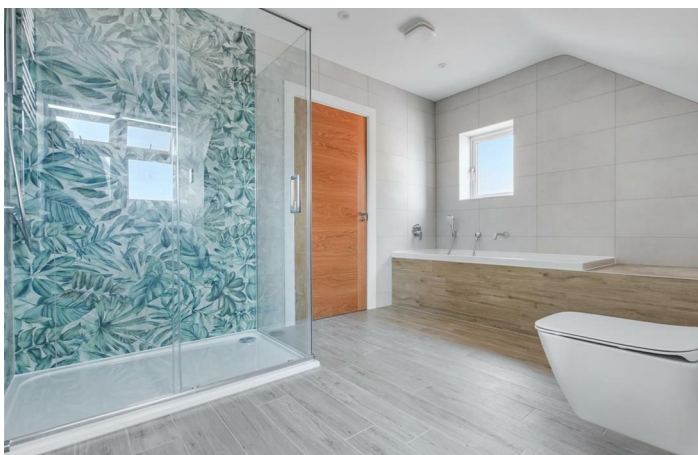
The Swallows is the Largest Property in this Exclusive Development of Luxury Homes offering Stunning Accommodation arranged over Three Floors.

This beautifully crafted living space with a stylish and bright interior has been finished to exacting standards throughout, complemented by quality modern fixtures and fittings, creating an outstanding living space.

In brief the stylish and contemporary interior offering approximately 373 square metres of space comprises; impressive entrance hall, utility, En-suite bedroom and garage, rising to the first floor is a particularly impressive open plan kitchen dining area with living space, living room, WC and fifth bedroom/reception, rising to the second floor is an excellent master En-suite bedroom with dressing area, two further bedrooms and bathroom.

Outside the property has a drive to the front providing ample car standing with the double garage beyond, and landscaped garden with primarily lawned patio to side and rear.

A substantial and impressive modern home that simply must be viewed to be fully appreciated.



A composite double glazed entrance door with flanking windows leads to hallway.

#### Entrance Hallway

With tiled flooring and underfloor heating, which is throughout the entirety of the ground floor, stairs leading to the first floor landing with feature oak balustrade and large walk in cupboard.

#### Bedroom

14'10" x 13'6" (4.54m x 4.13m )

UPVC double glazed window, radiator and inset ceiling spot lights.

#### En-Suite

7'1" x 6'9" (2.16m x 2.08m)

Fitted with a low level WC, wash hand basin inset to vanity unit with shaver point, shower cubicle with mains control over head shower and further shower handset, fully tiled walls, tiled floors, extractor fan, and wall mounted heated towel rail.

#### Utility

14'9" x 9'6" (4.52m x 2.91m )

With a good range of fitted wall and base units, quartz work surfacing with splashback, single sink and drainer with mixer tap, tiled flooring, extractor fan and double glazed door to the exterior.

#### Garage

27'5" x 19'4" (8.36m x 5.91m )

Electric up and over remote control door to the front, light and power and airing cupboard housing the Baxi boiler and pressurised water cylinder.

#### Feature Galleried Landing

Double glazed window to both front and rear, inset ceiling spot lights, useful storage cupboard and underfloor heating which is present throughout the entirety of the first floor.

#### WC

Fitted with a low level WC, wash hand basin inset to vanity unit, fully tiled walls, tiled flooring, inset ceiling spot lights, extractor fan, UPVC double glazed window to rear.

#### Kitchen Diner/Living Space

28'3" x 19'9" (decreasing to 14'11") (8.63m x 6.04m (decreasing to 4.55m))

Extensive range of quality Symphony kitchen units, quartz work surfacing and splashback, island with NEFF hob and extractor, inset NEFF double electric ovens, one and half bowl sink drainer unit with mixer tap, integrated dishwasher, integrated drinks fridge, tiled flooring, inset ceiling spot lights, three UPVC double glazed windows and Bi-Fold doors leading to the rear garden.

#### Sitting Room

17'6" x 14'11" (5.34m x 4.55m)

Double glazed Bi-Fold doors leading to the rear garden.

#### Bedroom Five/Snug

14'11" x 13'8" (4.55m x 4.19m )

UPVC double glazed bay window

#### Second Floor Landing

With feature Velux window, two radiators, useful store cupboard and further large walk in cupboard.

#### Bedroom One

24'3" x 19'10" (overall measurements including en- (7.40m x 6.05m (overall measurements including en-s)

UPVC double glazed window, three radiators, inset ceiling spot lights, walk in wardrobe.

#### En-suite

Quality fittings in white including: low level WC, bath with shower handset, wash hand basin inset to vanity unit with shaver point, double shower cubicle with mains control over head shower and further shower handset, wall mounted heated towel rail, inset ceiling spot lights, tiled flooring, fully tiled walls, two UPVC double glazed windows and extractor fan.

#### Bedroom Two

14'11" x 11'1" (4.55m x 3.38m)

UPVC double glazed and radiator..

#### Bedroom Three

14'11" x 9'3" (4.55m x 2.83m )

UPVC double glazed window and two radiators.

#### Bathroom

10'2" x 7'9" (3.12m x 2.38m )

Fittings in white comprising: low level WC, bath with shower hand set, wash hand basin inset to vanity unit with shaver point above, shower cubicle with mains control shower, wall mounted heated towel rail, fully tiled walls, tiled flooring, extractor fan, UPVC double glazed windows and inset ceiling spot lights.

#### Outside

To the front the property has a wall boundary and a drive providing ample car standing with the double garage beyond. Steps beside the property lead up to the elevated rear garden, which is landscaped with patio, outside power point, lawned areas to the side and rear.

#### Agency Note

Please note that the images used for this property are of a similar completed property on the same development.

#### Transport and Amenties

##### Local transport Links

The A52 and M1 provide direct access for travel by road  
Beeston train station is easily accessible on foot or by car with regular services to London

A range of bus routes for local travel or for further a field

NET tram stop serving Nottingham situated a 10 minute drive away in Chilwell

##### Other Amenities

QMC accessible via car or public transport within 5 minutes

Centres of Beeston and Nottingham offering a variety of shops and services

Wollaton Hall and Park a short Walk away

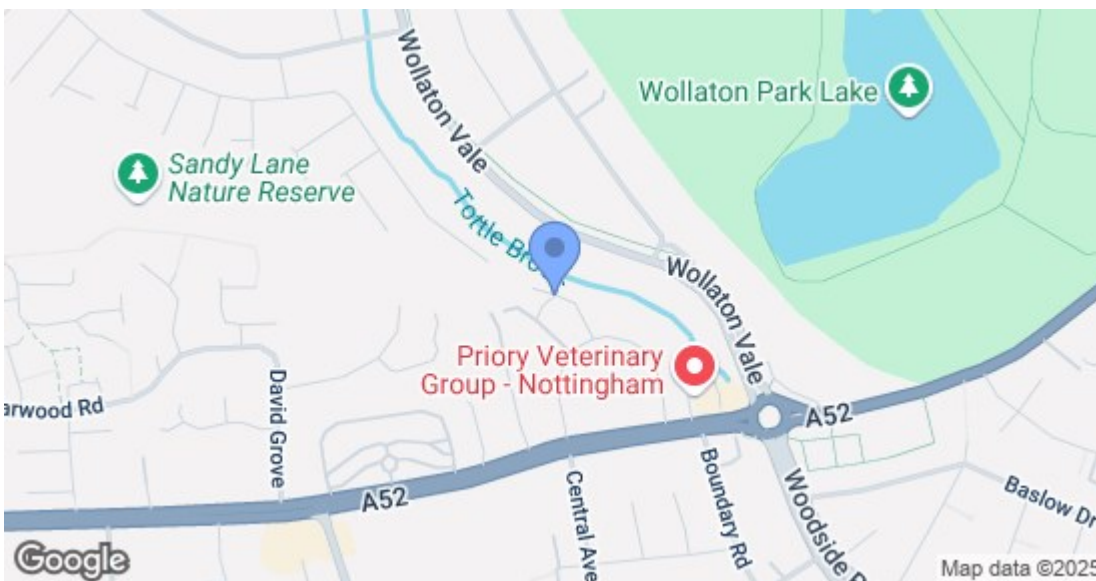
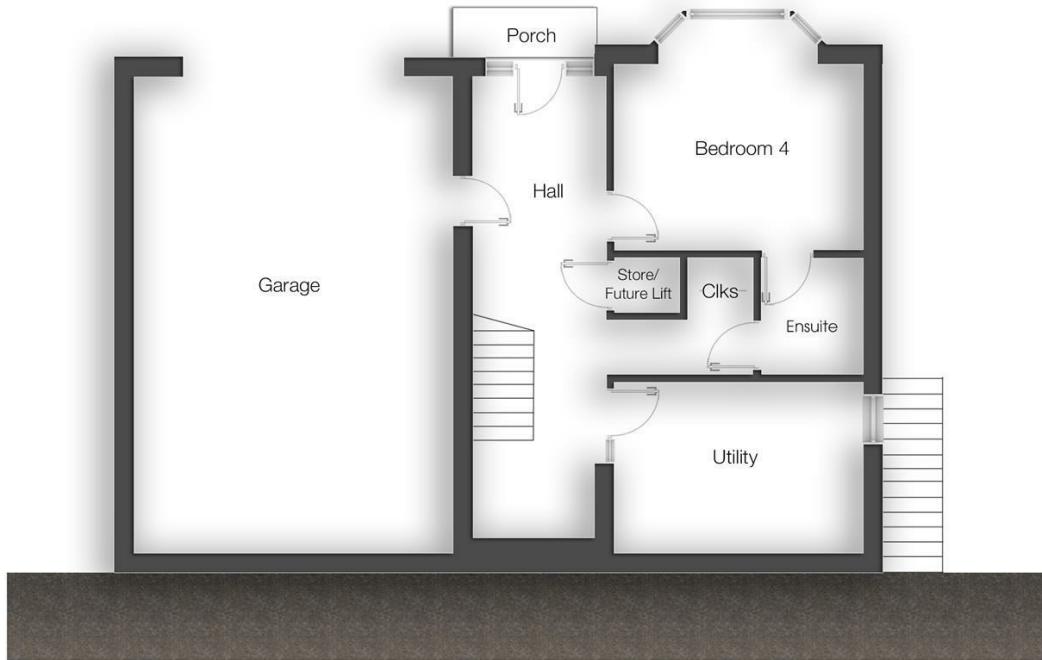
Beeston Fields Golf Course a 5 minute drive away

The University of Nottingham easily accessible on foot

Attenborough Nature Reserve a short drive away

Trent Colleague and Nottingham High School a short drive away or accessible by public transport





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			
<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.