



Beeston Fields Drive,  
Beeston, Nottingham  
NG9 3DB

**£1,600,000 Freehold**

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THIS IS A STUNNING INDIVIDUAL HOME WHICH DURING THE COURSE OF 2021 WILL BE CONSTRUCTED AND SHOULD BE READY FOR AN OWNER TO TAKE OCCUPATION DURING THE EARLY PART OF 2022.

Robert Ellis are pleased to be asked to bring to the market this brand new property which has been designed to fit in with the traditional style of other properties which are on Beeston Fields Drive. The property will have the latest internal design layouts people are looking for to suit today's style of living, with a spacious living/dining kitchen which we are sure will become the focal point of what will be a beautiful and individual home which as with the main lounge will have bi-folding doors leading out to the Southerly facing rear garden. To the first floor there will be five bedrooms, two of which will have en-suite shower rooms, with the main bedroom also having a dressing room. The property will be built and finished to the highest standards and as construction is taking place we would be only too pleased to speak to any interested parties who might require more information. Beeston Fields Drive is well known as probably the premier road in Nottinghamshire on which to live and this particular property will overlook the first hole on the prestigious Beeston Fields Golf Club while still retaining privacy in what will be landscaped gardens to the rear.

The property is going to have an imposing appearance from both the front and rear and has been designed by a local architect. Being traditionally constructed of brick with render to the external elevations under a pitched tiled roof, the property be built with beam and block flooring to the first floor as well as the ground floor which will add to the solid and quality feel it will have. There will be under floor heating to both the ground and first floors, double glazing throughout with high quality windows frames and external joinery, all of which will help to keep the maintenance of the property to a minimum for years to come. There will also be a warm air exchange system which will help to circulate the warm air created in certain parts of the house to other areas which adds to the efficient running of this lovely home. This property will be entered through an impressive open porch with wooden front door taking you into a spacious reception hall which will have oak flooring and a staircase taking you to the first floor. From the hall there will be doors leading to the main lounge which will have a feature fireplace incorporating a log burning stove and there will be bi-folding doors leading out to the Southerly facing landscaped rear garden. Towards the front of the house there will be a play room/snug and a study and in the middle the living/dining kitchen which will be exclusively fitted by Steven Christopher Kitchen Designs and will again have bi-folding doors taking you to the rear garden. Off the kitchen there will be a utility room and off the hall a cloaks/w.c. The stairs take you to a galleried landing and this will lead to the main bedroom suite which has windows overlooking the rear garden and golf course beyond and will have a large and luxurious en-suite shower room and a dressing room, the second double bedroom will also have an en-suite shower room and there will be three further good size bedrooms and the main luxurious bathroom which will include a separate shower as well as a bath. There will be an integral garage which fits in with the style of other properties and at the front a drive and landscaped gardens with access either side of the property to what will be a large private Southerly facing rear garden which will again be landscaped by the developer.

Being situated on Beeston Fields Drive the property is within easy reach of the shopping facilities provided by Beeston town centre which includes Sainsbury's and Tesco stores as well as local shops such as Hallam's fruiterers and fishmongers, there are several well known local pubs and restaurants and with Beeston town centre being re-developed there will soon be a new cinema and many other shops, restaurants and bars, there are healthcare and sports facilities which goes without saying includes Beeston Fields Golf Club, which also includes a restaurant and bar which local residents as well as members are more than welcome to use, there are schools for all ages with Trent College and Nottingham High School being within easy reach and the property is literally a few minutes from the QMC and Nottingham University as well as Boots and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Nottingham and East Midlands Parkway and there is the A52 which provides easy access to Nottingham city centre.

## Porch

Open porch with a wooden pillar and pitched tiled roof leading through a stylish front door to:

## Reception Hall

The reception hall has a feature staircase leading to the first floor and under floor heating.

## Cloaks/w.c.

Having a double glazed window to the front, Villeroy & Boch standard w.c., hand basin and under floor heating.

## Lounge/Sitting Room

26'9" x 21'7" approx (8.155m x 6.590m approx)

This large main reception room has bi-folding doors leading out to the Southerly facing gardens at the rear with two double glazed windows to the side, feature open fireplace which will incorporate a wood burning stove and under floor heating.

## Sitting Room

13'4" x 13'6" approx (4.06m x 4.11m approx)

Double glazed window to the front and under floor heating.

## Study

8'11" x 7'8" approx (2.735m x 2.350m approx)

Double glazed windows to the front and side and under floor heating.

## Living/Dining Kitchen

31'3" reducing to 13'11" x 27'4" reducing to 16'6" (9.53m reducing to 4.24m x 8.33m reducing to 5.03m )

This large living/dining kitchen area will have a bi-folding door system extending across almost the whole rear of the room and the kitchen will be exclusively fitted by Steven Christopher with German manufactured units which will include extensive ranges of high quality work surfaces, upright units incorporating appliances and base cupboards with a central island which has a seating area and units below.

## Utility Room

11'10" x 10'11" approx (3.615m x 3.345m approx)

The utility room will have a work surface with sink inset and below cupboards and space for appliances. There will be a plant room which will house the gas boiler and hot water storage tank and there will be a door from the utility room to the garage and a door leading to the outside of the property.

## First Floor Landing

The stairs will have the feature balustrade continued onto the galleried landing and there will be a double glazed window to the front and a built-in storage cupboard.

## Bedroom 1

16'9" x 11'3" approx (5.130m x 3.448m approx)

The main bedroom will have a double glazed window to the rear with a view over the rear garden and golf course beyond and will have under floor heating.

## Dressing Room

12'2" x 6'9" approx (3.710m x 2.075m approx)

## En-Suite Shower Room

8'0" x 7'7" approx (2.447m x 2.320m approx)

The en-suite to the main bedroom will have two double glazed windows to the front and as with the other bathrooms will be fitted with Villeroy & Boch sanitary ware and will include a large walk-in shower with a mains flow shower system and protective screen, two hand basins set in a vanity surface and a low flush w.c. The en-suite will have tiled flooring with under floor heating.

## Bedroom 2

13'6" x 13'5" approx (4.140m x 4.107m approx)

This large double bedroom will have a double glazed window to the front and under floor heating.

## En-Suite

8'6" x 4'2" approx (2.60m x 1.280m approx)

The en-suite to the second bedroom will again be fitted with Villeroy & Boch sanitary ware and will include a walk-in shower with a mains flow shower system and a pivot protective door, low flush w.c. and a hand basin and will have tiled flooring with under floor heating.

## Bedroom 3

18'8" reducing to 14'2" x 12'2" approx (5.695m reducing to 4.340m x 3.710m approx)

This is a further double bedroom with a double glazed window to the rear with views over the rear garden and golf course beyond and will have under floor heating.

## Bedroom 4

10'10" x 9'1" approx (3.305m x 2.772m approx)

Double glazed window to the front, large built-in storage cupboard and under floor heating.

## Bedroom 5

8'11" x 8'0" approx (2.740m x 2.447m approx)

Double glazed window to the front and under floor heating.

## Bathroom

12'6" x 6'9" approx (3.834m x 2.060m approx)

As with the two en-suite shower rooms the main bathroom will be fitted with Villeroy & Boch sanitary ware and will include a stand alone bath, separate walk-in shower with a mains flow shower system and a pivot protective door, hand basin and separate w.c. and will have tiled flooring with under floor heating.

## Outside

The total plot is approximately 1/3 of an acre in size and at the front there will be double electrically operated gates leading onto the drive which will have a high quality resin finish and screening to the front and fencing to the side boundaries. The driveway will provide access to the garage and there will be parking at the front of the property for several vehicles. There will be paths either side of the property to the rear garden which will, like the front, be landscaped with a patio running across the width of the house and this will lead onto a large lawned garden which will have planting to the sides. The rear garden is kept private by having fencing to the side boundaries and at the rear there is an estate metal fence and Beech hedging.

## Garage

22'3" x 11'10" approx (6.795m x 3.615m approx)

The garage is positioned to the left of the house and will have a folding electrically operated up and over door with an internal door to the utility room and power and lighting will be provided.



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			
<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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