



Beamlight Road, Eastwood, Nottingham, NG16 3JG
£350,000 Freehold


MARTIN&CO

Beamlight Road, Eastwood

5 Bedrooms, 2 Bathroom

£350,000

- Five Bedroom Detached House
- Immaculately Presented Throughout
- Spacious Interior
- Driveway & Integral Garage
- South-West Facing Rear Garden
- Nearly 7 Years NHBC Warranty Left
- Freehold

Situated in this newly constructed development, this immaculately presented five bedroom detached house makes for the perfect family home and is in move in ready condition. Benefitting from nearly 7 years of NHBC warranty left, the property comprises of a spacious hallway, living room, open plan kitchen/diner with French Doors to the rear garden, utility room and cloakroom to the ground floor. To the first floor there is a generously sized master bedroom



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

with fitted wardrobes and en-suite shower room, a second double bedroom also with fitted wardrobes and three further well proportioned bedrooms alongside the family bathroom. Externally, the property offers a prime, South-West facing rear garden, a double driveway to the front leading to an integral single garage.

HALLWAY 16' 7" x 6' 4" (5.05m x 1.93m) Accessed via an external door with fitted carpet, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

LIVING ROOM 15' 1" x 10' 7" (4.6m x 3.23m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, internet access point and ceiling light.

KITCHEN/DINER 21' 5" x 9' 11" (6.53m x 3.02m) With a range of high and low level units with a rolled edge worktop over with upstand incorporating a one and quarter bowl sink and drainer, integrated electric oven,

inset gas hob with stainless steel splash back and extractor hood over, integrated fridge, freezer and dishwasher, wood effect vinyl flooring, uPVC double glazed window to the rear elevation and fitted ceiling spotlights. The dining area has a fitted carpet, uPVC double glazed French Doors to the rear garden, wall mounted radiator and ceiling light.

UTILITY ROOM 6' 6" x 5' 4" (1.98m x 1.63m) With a range of high and low level units with a rolled edge worktop over with upstand, integrated washing machine and dryer point, wood effect vinyl flooring, wall mounted radiator, external door to the rear garden and ceiling light.

CLOAKROOM With a low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.

LANDING With a fitted carpet, loft hatch and ceiling

light.

MASTER BEDROOM 13' 6" x 10' 10" (4.11m x 3.3m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, fitted wardrobes with sliding mirrored doors and ceiling light.

EN-SUITE Comprising of a double wide walk in shower cubicle with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, wood effect vinyl floor covering, part wall tiling, wall mounted radiator, extractor fan, opaque uPVC double glazed window to the front elevation and ceiling light.

BEDROOM TWO 11' 7" x 10' 7" (3.53m x 3.23m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the front elevation, over stairs storage cupboard, fitted wardrobes and ceiling light.

BEDROOM THREE 11' 8" x 10' (3.56m x 3.05m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation, two additional



internet access points and ceiling light.

BEDROOM FOUR 10' 2" x 9' 3" (3.1m x 2.82m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

BEDROOM FIVE 7' 2" x 6' 11" (2.18m x 2.11m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

BATHROOM Fitted suite comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the side elevation, extractor fan, part wall tiling and ceiling light.

EXTERNAL The property boasts a sought after South-West facing, enclosed rear garden which is laid to lawn with a gravelled area and paved patio. There is a fenced boundary and secure gate access. To the front is a laid to lawn garden, a double width driveway providing off road parking for two vehicles and leading to an integral garage with a roller shutter door, power and lighting.







Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>



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