



Beardsall Mews, Woodhouse Park, Nottingham, NG8 6DS
£240,000 Freehold

Beardsall Mews, Nottingham

2 Bedrooms, 1 Bathroom

£240,000

- Immaculate Two Bedroom Semi-Detached House
- Landscaped Rear Garden
- Double Width Driveway
- Kitchen/Diner With French Doors To Rear Garden
- Sought After Development
- Move In Ready

Immaculately presented throughout this spacious two bedroom semi-detached home stands within this sought after modern development and affords a move in ready condition alongside a stunning, landscaped rear garden. The accommodation comprises of an entrance hallway, living room, hall with cloakroom off and open plan kitchen/diner to the ground floor with French Doors to the rear garden. To the first floor there are two double bedrooms



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

alongside a fitted bathroom. Alongside the superb rear garden there is a double width driveway to the front providing off road parking.

HALLWAY 3' 6" x 3' 5" (1.07m x 1.04m) Accessed via an external door with wood effect laminate flooring, wall mounted radiator and ceiling light.

LIVING ROOM 12' 10" x 12' 6" (3.91m x 3.81m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, wall mounted radiator, stairs rising to the first floor and ceiling light.

HALL With wood effect laminate flooring, storage cupboard and ceiling light.

CLOAKROOM With a low flush w.c., half pedestal wash hand basin, wood effect laminate flooring, wall mounted radiator and ceiling light.

KITCHEN/DINER 12' 11" x 7' 11" (3.94m x 2.41m) With a range of fitted high and low level units with a

rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over and splash back, wood effect laminate flooring, washing machine plumbing, uPVC double glazed French Doors and window to the rear elevation and ceiling light.

LANDING With fitted carpet, wall mounted radiator, loft hatch and ceiling light.

MASTER BEDROOM 12' 9" x 9' 9" (3.89m x 2.97m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard and ceiling light.

BEDROOM TWO 12' 10" x 8' (3.91m x 2.44m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with an electric shower over, low flush w.c., pedestal wash hand basin, tiled flooring, part wall tiling, heated towel

rail and fitted ceiling spotlights.

EXTERNAL The property enjoys a beautifully landscaped rear garden with a large paved patio area and pergola perfect for al fresco dining and entertaining, artificial lawn, fenced boundary and secure gate access. To the front is a double width driveway providing off road parking for two vehicles.









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