



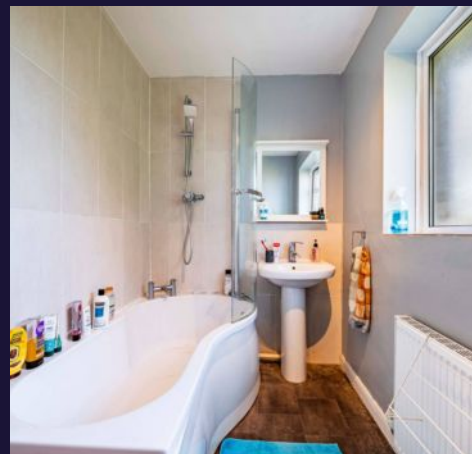
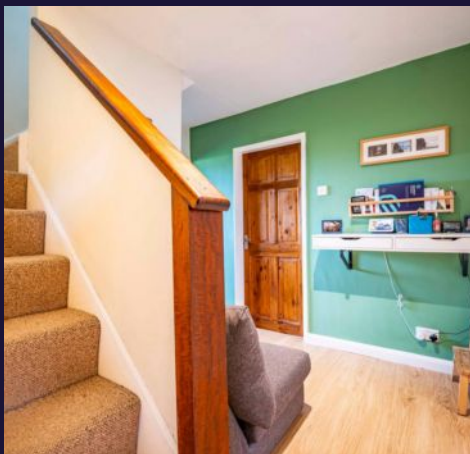
Belmont Close, Beeston

Guide Price £260,000





A charming 3-bedroom semi-detached house, ideal for families and first time buyers. The property is well presented throughout making it ideal for those who want a 'move in' ready home. Located on a quiet cul-de-sac, it is close by to Beeston Town Centre, having a wealth of amenities, Attenborough Nature Reserve for those who love the outdoors and also benefits from access to some excellent transport links having tram and bus stops close by, as well as easy access to the A52 and M1 for those commuting. For families there is a choice of schools on the doorstep, including outstanding Eskdale Junior School. As you step inside, you'll be greeted by spacious first floor rooms including a welcoming entrance hallway, large dual aspect living/dining room and the modern fitted kitchen. The former garage has been converted to create an additional office room, with ample storage cupboards and a downstairs WC/Utility. Upstairs, there is a large master bedroom, second spacious double bedroom and a further well proportioned third bedroom currently used as an office.



The property also includes a driveway and garden to the rear which due to easy road access is often used as the primary entrance.



- Well Presented Throughout
- Driveway
- 3 Bedrooms
- Modern Kitchen
- Converted Garage
- Downstairs WC
- Excellent Transport and Commuting Links
- Close by to Attenborough Nature Reserve
- Council Tax Band; B
- EPC Rating: D

Entrance

10' 7" x 9' 3" (3.23m x 2.83m)

Before the inner entrance hall there is a useful porch outbuilding, perfect for storing shoes and coats. The inner entrance hallway is spacious and welcoming, with useful understairs cupboard, radiator and carpeted stairs going to the first floor.

Lounge/Diner

22' 7" x 11' 0" (6.89m x 3.35m)

A light and bright, dual aspect lounge/diner with double glazed windows overlooking the front and rear, along with double glazed entrance door to the rear of the house. There is also a feature fireplace providing a focal point for this reception room.

Kitchen

8' 10" x 11' 1" (2.68m x 3.38m)

A modern fitted kitchen having multiple, off white wall, base and drawer units, wooden work surfaces with upstands, alongside stainless steel sink/drainer and mixer tap. There is an eyeline electric oven, and four ring gas hob. Space for a freestanding fridge/freezer, integrated dishwasher. There is a large double glazed window overlooking the front of house.



Bedroom 1

12' 1" x 11' 0" (3.69m x 3.35m)

A spacious master bedroom with ample space for storage furniture. There is a radiator and with double glazed window overlooking the rear of the property.

Bedroom 2

Another spacious double bedroom, having a large double glazed window overlooking the front of the property and gas central heating radiator.

Bedroom 3

7' 11" x 9' 3" (2.41m x 2.83m)

Smallest of three bedrooms but still a very good size, with a large double glazed window overlooking back garden and radiator.

Bathroom

5' 5" x 9' 9" (1.66m x 2.98m)

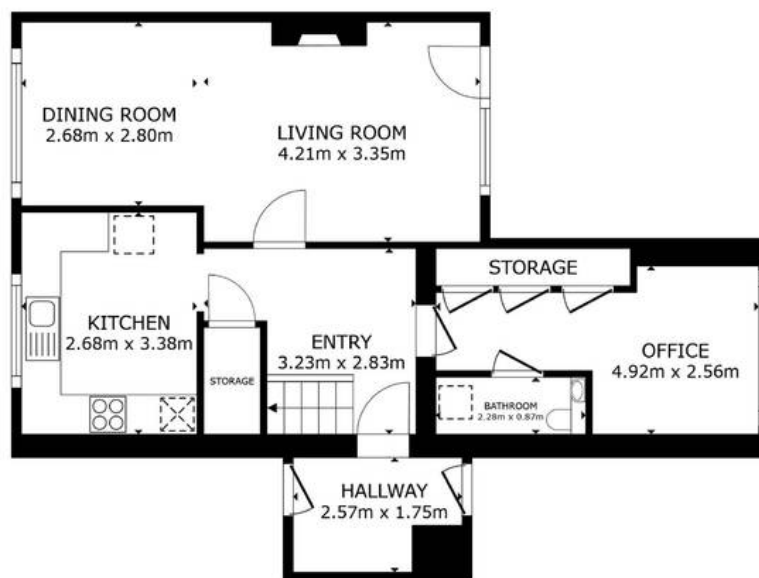
A spacious bathroom having a large bath with shower over and glass partition, wash basin, large frosted double glazed window, and gas central heating radiator. The bath/shower area has neutral tiling and the floor tiled effect vinyl.

Separate WC

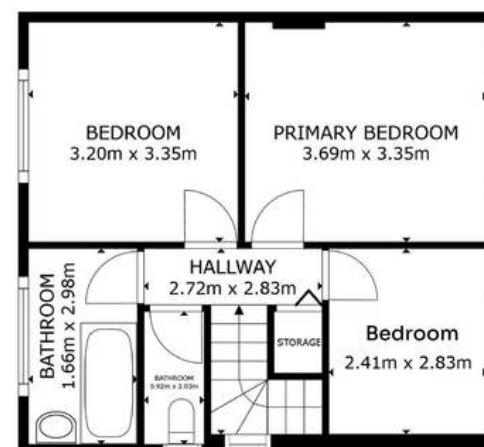
Next to the bathroom is the WC, with pattern flooring, and frosted double glazed window to the side aspect.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 61.2 m² FLOOR 2 44.3 m²
 TOTAL : 105.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





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