

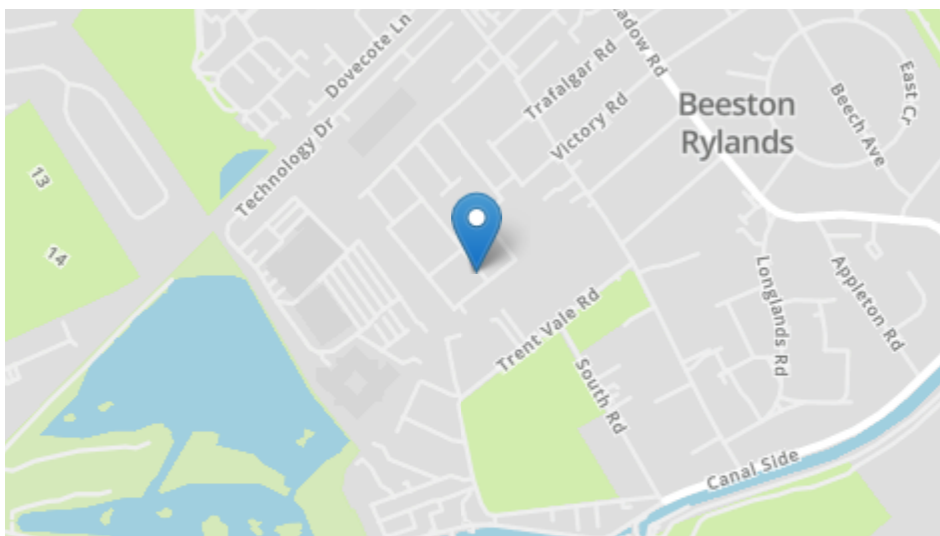
101, Regeneration Way, Beeston, NG9 1NJ

Guide Price £425,000

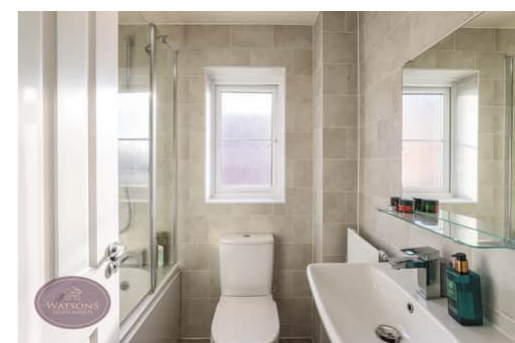


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Modern Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom & Family Bathroom
- Downstairs WC & Utility Room
- Driveway & Garage
- Low Maintenance Rear Garden
- Walking Distance To Beeston Town Centre
- Excellent Road & Public Transport Links Including Tram
- 8 Years NHBC Certificate

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 28593313

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\* \*\* THE ULTIMATE FAMILY HOME! \*\*\* Not only does this 4 bed detached property sit in a prime residential position in Beeston, it is only 2 years old and will tick A LOT of boxes for families. Call our team now to arrange a convenient time to view. The extensive accommodation comprises in brief: entrance hall, downstairs wc, lounge, dining kitchen, utility room to the ground floor. Upstairs, the landing leads to the 4 good size bedrooms (en suite to primary) and the family bathroom. Outside, a lovely lawned rear is a blank canvas to make your own, whilst the driveway alongside leading to a garage provides off street parking. This quiet location is desirable due to its favoured school & catchment and easy access to all the shops & amenities of the thriving town centre. Transport links are excellent too, with easy access to Nottingham City Centre less than 4 miles away and Beeston Train Station within walking distance. Nottingham University & Highfields park are also within 2 miles. Viewing is highly advised, so call our team now to arrange a convenient time.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the side, radiator, Karndean flooring, cloakroom and doors to the WC, lounge, kitchen diner and utility room.

### WC

Vanity sink unit, WC, radiator and extractor fan.

### Lounge

4.7m x 3.38m (15' 5" x 11' 1") UPVC double glazed window to the front, integrated combination boiler, radiator, wood effect laminate flooring and integrated wall mounted TV point including internet.

### Dining Kitchen

5.91m x 2.96m (19' 5" x 9' 9") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Radiator, Karndean flooring, uPVC double glazed window to the rear. Door to the utility room and French doors leading to the rear garden.

### Utility Room

1.87m x 1.29m (6' 2" x 4' 3") Plumbing for washing machine and uPVC double glazed window to the side.

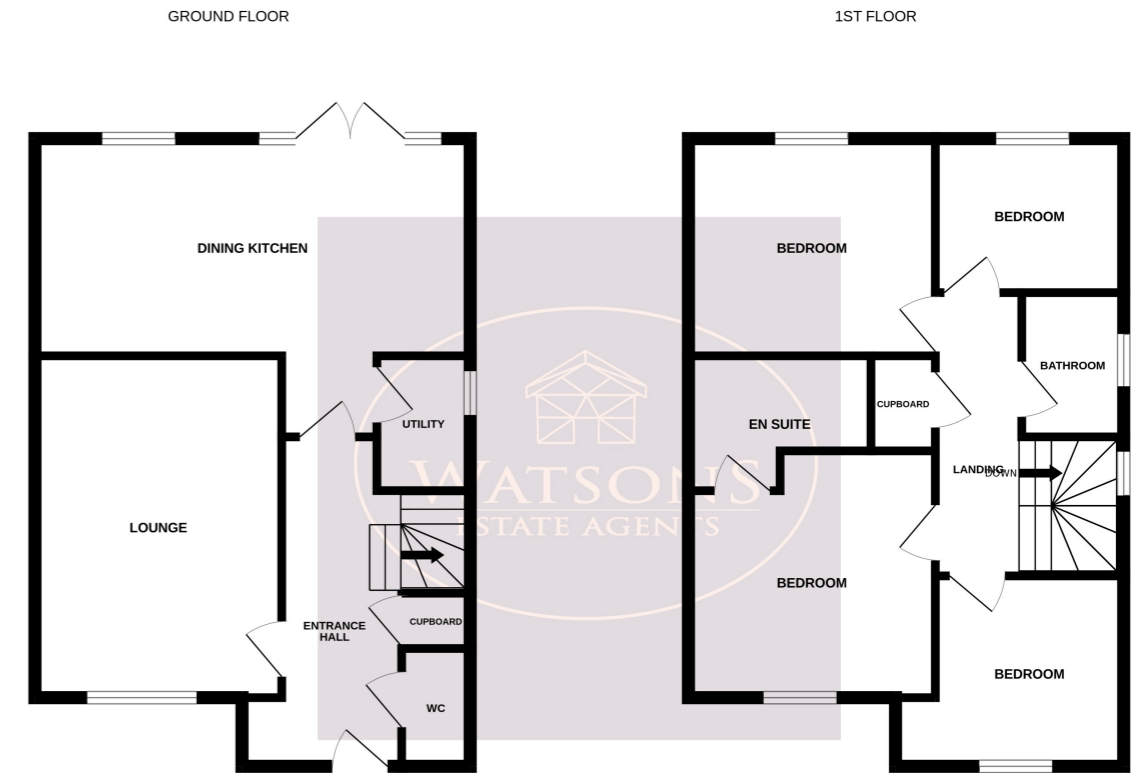
## First Floor

### Landing

UPVC double glazed window to the side, storage cupboard, access to the attic and doors to all bedrooms and bathroom.

### Primary Bedroom

3.37m x 3.06m (11' 1" x 10' 0") UPVC double glazed window to the front, radiator and door to the en suite.



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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### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Extractor fan and radiator.

### Bedroom 2

3.3m x 3.05m (10' 10" x 10' 0") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.75m x 2.6m (9' 0" x 8' 6") UPVC double glazed window to the front and radiator.

### Bedroom 4

2.75m x 2.11m (9' 0" x 6' 11") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Extractor fan, obscured uPVC double glazed window to the side and radiator.

### Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A tarmac driveway running alongside the property provides ample off road parking leading to the detached single garage (measuring 5.27m x 2.75m) with up & over door and power. The low maintenance rear garden comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.