

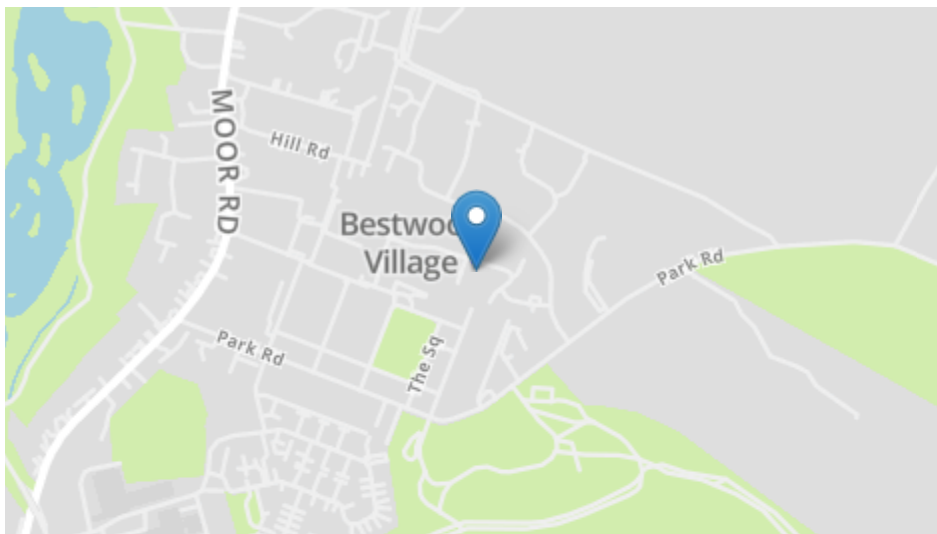
Beeston Close, Bestwood Village, NG6 8XG

Offers Over £170,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29881464



- Semi Detached Family Home
- 2 Bedrooms
- Generous Lounge Diner
- Fitted Kitchen
- Off Road Parking
- West Facing Rear Garden
- Cul De Sac Location
- Semi Rural Location
- Corner Plot
- No Upward Chain

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
[www.watsons-residential.co.uk](http://www.watsons-residential.co.uk)

0115 938 5577  
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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.







\*\*\* BEESTON CLOSE IS THE BEES KNEES! \*\*\* NO CHAIN \*\*\* This wonderful 2 bedroom starter home is the perfect place to begin your home owning journey or to add a superb, ready to go home to your buy to let portfolio! Comprising well presented, neutrally decorated accommodation comprising an entrance hallway, lounge, kitchen/diner, 2 double bedrooms and a bathroom internally, externally there is a generous rear garden, driveway providing parking for 2 cars and small front garden. Located only a short walk from Bestwood Country Park in Bestwood Village this property is ready to view and ready to move into! Call our sales teams today to book your viewing!

Ground Floor

Entrance Hall

Wooden door to the side and door to the lounge.

Lounge

4.25m x 3.87m (13' 11" x 12' 8") Wooden double glazed window to the front, feature fire place with inset space for fire, wood effect laminate flooring, radiator, understairs storage with lighting ideal for an office area, stairs to the first floor and door to the dining kitchen.

Dining Kitchen

3.84m x 2.83m (12' 7" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for dishwasher and washing machine. Wood effect laminate flooring. Wooden double glazed window to the rear, radiator and sliding patio doors to the rear garden.

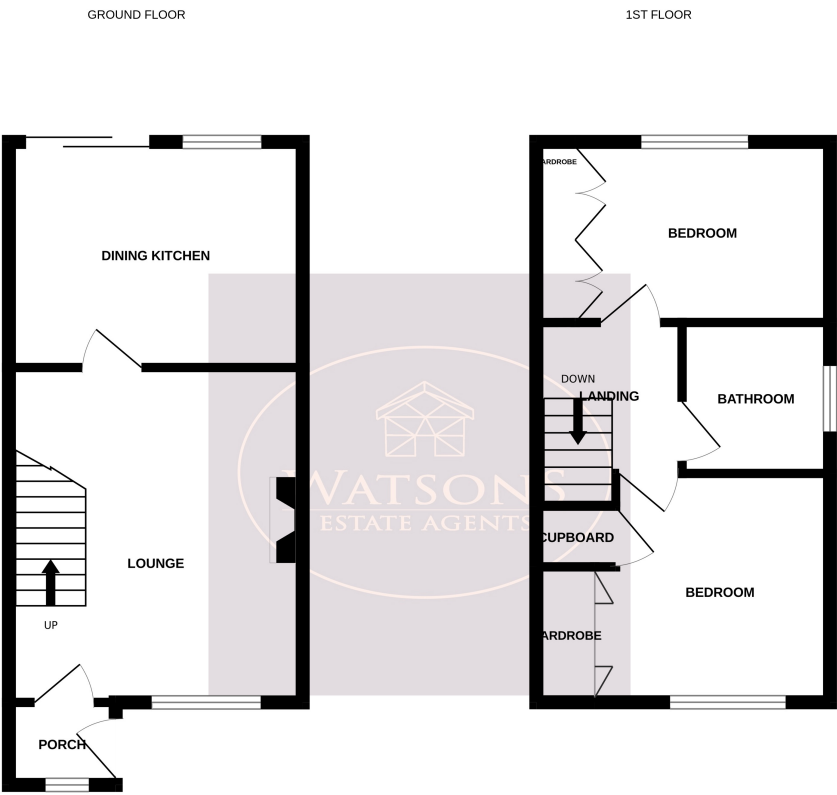
First Floor

Landing

Doors to both bedrooms and bathroom.

Bedroom 1

3.86m (max to the front of the wardrobes) x 3.14m (12' 8" x 10' 4") Wooden double glazed window to the front, fitted wardrobes and radiator.



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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Bedroom 2

3.85m x 2.02m (12' 8" x 6' 8") Wooden double glazed window to the rear, fitted wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit with table top sink and bath with mains fed thermostat shower over. Obscured wooden double glazed window to the side, wood effect laminate flooring, extractor fan and radiator.

Outside

To the front of the property are gravel borders with a range of plants & shrubs. To the rear of the property is a paved driveway providing off road parking for 2 cars. The West facing rear garden comprises a decorative paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the rear.

Agents Note

The seller has provided us with the following information. The boiler is located in the Kitchen and is 11 years old. It was last serviced in December 2025. The carpets are newly fitted.