



A four bedroom detached family residence

22 Beeston Fields Drive, Beeston, Nottingham

Freehold



Highly desirable residential location • Set on a generous corner plot • Four bedrooms, one en suite • Open plan kitchen dining area • Spacious sitting room and separate study • Gated in & out drive with double garage

Location

This property is set in the highly sought after location of Beeston Fields Drive within easy reach of the extensive amenities at Beeston Town Centre and the NET tram system. The QMC, Nottingham University and Nottingham City centre are also within easy reach. Beeston Fields Drive has long been regarded as one of the areas' most prestigious residential locations with fine individual housing set in generous plots. There is ease of access to the City's ring road and the A52 provides links to the M1 Motorway Junction 25, Derby and the surrounding regional areas.

Description

The property occupies a delightful corner plot position on the sought after Beeston Fields Drive with a wraparound garden and an in and out gated drive. The accommodation is arranged over two storeys, extending to over 2000sq ft to include four bedrooms and a family bathroom to the first floor and generous, well considered reception space at ground floor level.

Ground Floor

A storm porch to the front of the property leads into a spacious entrance hall which is vaulted to the first floor landing, allows access to the WC and is fitted with solid oak flooring.

Off the entrance hall to the left hand side is the large, dual

aspect sitting room which also features solid oak flooring, alongside a gas fire with a stone surround, a bay window to the front aspect, French doors out to the rear garden and internal bi-folding doors leading into the kitchen diner.

The kitchen diner sits to the rear of the property, incorporating a range of solid oak base and wall units with granite work surfaces, glass fronted display cabinets, underfloor heating and a collection of integrated appliances to include a Liebherr wine cooler, a Fisher & Pykel double drawer dish washer, a Siemens microwave oven, Hotpoint coffee machine, a Neff induction hob with extractor above and a De Dietrich double electric oven.

The dining area within the kitchen is open plan to the conservatory, offering a pleasant seating area, overlooking the garden with French doors out to both sides and a tiled floor flowing through from the kitchen diner with underfloor heating.

There is a utility room to the end of the kitchen, providing further base and wall storage, in addition to space and plumbing for a washing machine and dryer. The utility room allows integral access to the garage as well as to the study, sat to the front of the property.





First Floor

Stairs ascend from the entrance hall to the bright, spacious first floor landing and onto the accommodation at this level. Steps lead down from the landing to bedroom two which is positioned to the front aspect, enjoying a double fronted view and fitted wardrobes. Bedroom three adjoins the front bedroom and is also fitted with wardrobes. The fully tiled family bathroom sits between bedrooms three and four and is fitted with a wall mounted wash hand basin, a bath, a separate shower enclosure, a wall mounted WC, built in storage, underfloor heating and a chrome heated towel rail.

The impressive principal bedroom spans the full depth of the property with a dual aspect view and a bay window to the front aspect. There are a range of fitted units throughout the main bedroom to include wardrobes, bedside tables, shelving, general storage cupboards and a dressing table. The four piece en suite holds a corner Jacuzzi bath, wall mounted WC and wash hand basin, underfloor heating and a double shower enclosure with massage jets.

There is a spacious loft which is accessible from bedroom four with a large dormer window to the rear aspect. The loft space may suit conversion subject to the necessary planning consents.

Outside

To the front of the property there is a block paved, in and out drive with electric gates to both entrances, a double garage and a number of mature trees providing adequate privacy from the road.

The rear garden holds a patio seating area off the conservatory, a raised lawn and a bedding planter to the front of the lawn and the boundaries. The garden continues around to the side aspect of the property where there is a further lawned area alongside a greenhouse and summer house.

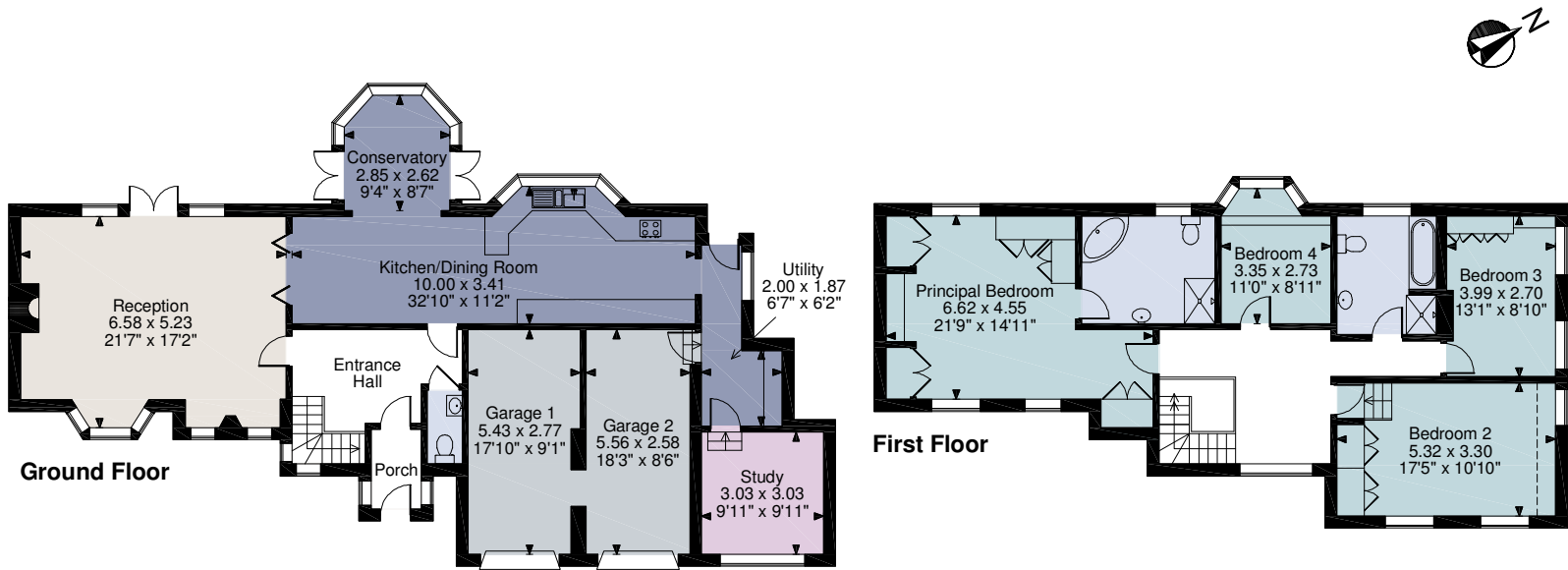
General information

Tenure Freehold

Services Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing Strictly by appointment with Savills.

Beeston Fields Drive, Nottingham
Main House gross internal area = 2,113 sq ft / 196 sq m
Garage gross internal area = 329 sq ft / 31 sq m
Total gross internal area = 2,442 sq ft / 227 sq m

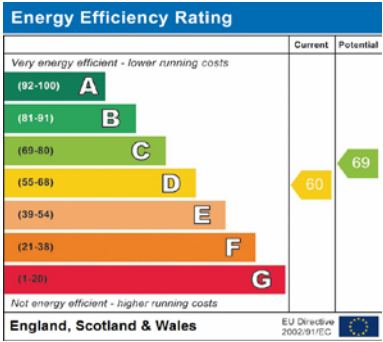


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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height

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