



Beamlight Road  
Eastwood Nottingham

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### Property Description

Situated on Beamlight Road, Eastwood, this modern and well-presented three-bedroom semi-detached home offers well-balanced accommodation suited to a range of buyers.

The ground floor comprises an entrance hall, W.C./cloakroom and lounge with useful downstairs storage. To the rear, the kitchen/diner is fitted with a range of units and integrated appliances, with French doors opening onto the garden, providing a practical living and dining space.

To the first floor are three bedrooms, including a main bedroom with en-suite shower room, alongside a family bathroom. Additional benefits include a boarded and insulated loft with ladder access.

Externally, the property enjoys a well-kept frontage and a stylish, low-maintenance rear garden with patio seating area and artificial lawn. A standout feature is the detached garden room, offering a versatile space ideal for use as a gym, home office or bar area.

Combining modern presentation with flexible living space and off-road parking, this property presents an excellent opportunity within a popular residential location.

### Entrance Hall

Entrance via composite door, finished with laminate flooring.

### WC / Cloakroom

Fitted with a ceramic toilet and wash hand basin, laminate flooring and wall-mounted radiator.

### Lounge

A comfortable living space with laminate flooring, double glazed window to the front elevation, wall-mounted radiator and downstairs storage.

### Kitchen / Diner

Fitted with matching wall and base units incorporating a gas hob, electric oven and cooker hood. Integrated appliances include a dishwasher, fridge-freezer and washing machine, along with an inset stainless steel sink and drainer. Tiled flooring and splashbacks, double glazed window to the rear and French doors from the dining area opening onto the rear garden.

## Landing

With carpeted flooring, airing cupboard, wall-mounted radiator and access to the loft.

## Bedroom One

Double bedroom with carpeted flooring, wall-mounted radiator, double glazed window to the front and built-in cupboard.

## En-Suite

Comprising walk-in shower, ceramic toilet and wash hand basin, with laminate flooring, wall-mounted radiator and double glazed opaque window to the front.

## Bedroom Two

Double bedroom with carpeted flooring, wall-mounted radiator and double glazed windows to the rear.

## Bedroom Three

Bedroom with laminate flooring, wall-mounted radiator and double glazed window to the rear.

## Bathroom

Fitted with a bath with shower over, ceramic toilet and wash hand basin, tiled flooring and wall-mounted radiator.

## Loft Space

Accessed via ladder hatch and insulated.

## Externally

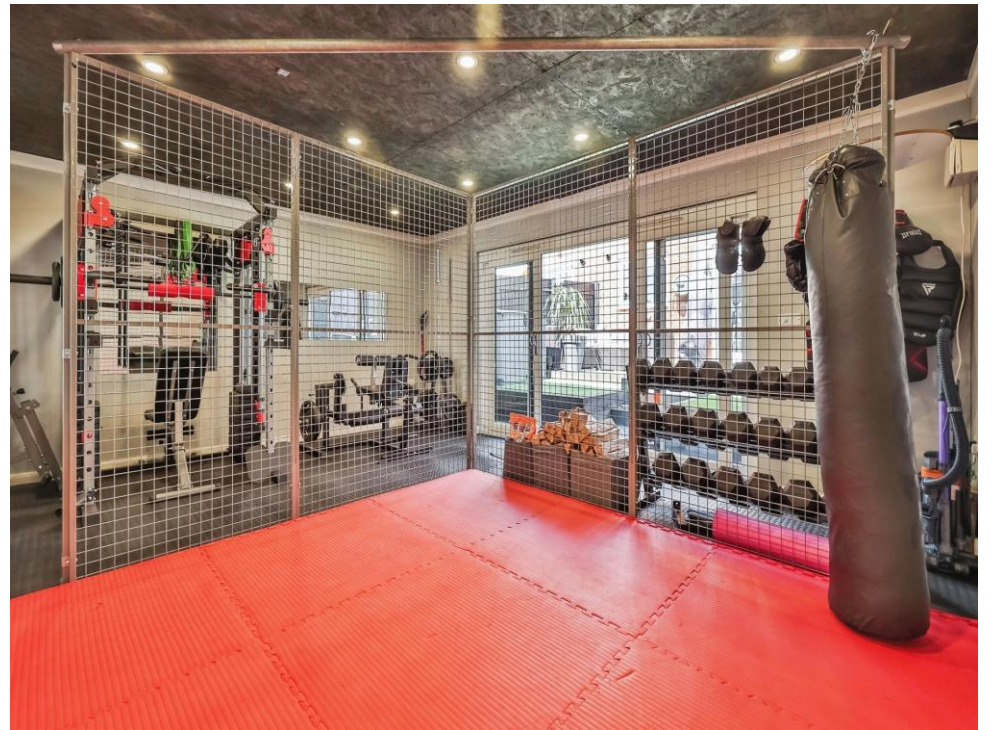
A well-presented frontage with paved pathway, gravelled area and established planting, with gated side access.

To the rear is a stylish, low-maintenance garden featuring a paved patio seating area, artificial lawn and decorative features, along with a versatile garden room with bi-fold doors. Fully enclosed with fenced boundaries.

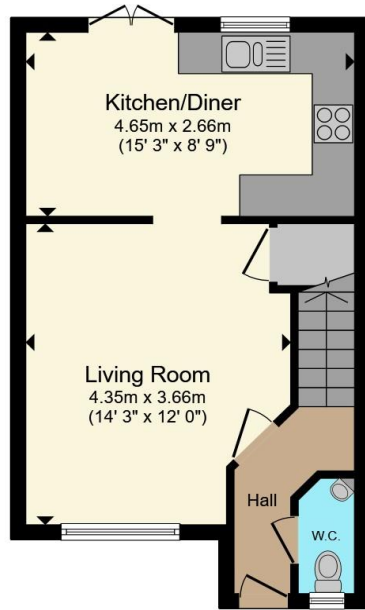
## Outbuilding (Gym/Office)

Wooden-built garden room with power and lighting, fitted with sliding doors and suitable for use as a gym, office, bar or studio.

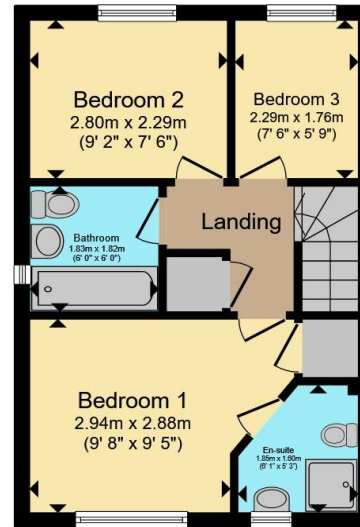




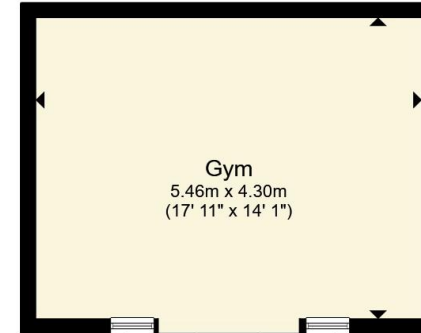




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 91.6 m<sup>2</sup> (985 sq.ft.) approx

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EPC Rating: B Council Tax  
Band: B

Tenure: Freehold

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