



38 Cartwright Way, Beeston
Nottingham

 **HORTONS**

Guide Price **£350,000**





38 Cartwright Way

Beeston, Nottingham

PRICE GUIDE £350-360,000 Rare opportunity to own a spacious FOUR bed, FOUR bath End Of Terrace House with integrated garage and off-road parking. Modern amenities, central heating, and double glazing. Convenient location near Beeston town centre. No upward chain. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four bedroom property
- Three en-suites and a family bathroom
- Gas central heating
- Double glazing throughout
- Off road parking and integral garage
- No upward chain
- Walking distance to Beeston town center
- South west facing rear garden
- Viewings available seven days a week



Entrance Hall

Front entrance door, radiator, stairs to the first floor landing, two storage cupboards, door to garage, UPVC double glazed front entrance door and doors to

Bedroom Four

10' 4" x 8' 1" (3.15m x 2.46m)

UPVC double glazed patio doors to the rear, radiator, telephone point, and door to

En-Suite

Walk-in shower cubicle with shower from the mains, low flush w.c, pedestal wash hand basin, tiled walls and splashbacks, radiator, extractor fan.

Utility Room

10' 3" x 4' 5" (3.12m x 1.35m)

Plumbing for automatic washing machine, radiator, rear exit door.

First Floor Landing

stairs to the second floor and doors to

Lounge

9' 7" x 15' 8" (2.92m x 4.78m)

UPVC double glazed window and separate Juliette balcony, radiator, TV and telephone point, radiator

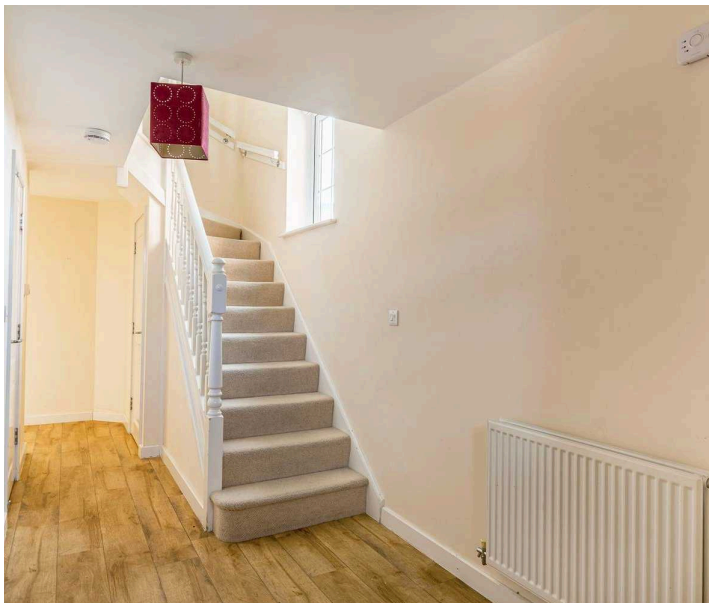
Kitchen

15' 2" x 11' 2" (4.62m x 3.40m)

Wall, base and drawer units with work surface over, stainless steel sink/waste/drain unit with mixer tap over, splashbacks, five ring gas hob, eye level built-in oven and grill, appliance space, radiator, UPVC double glazed patio doors to a balcony and separate window.

Second Floor Landing

Stairs to the third floor landing and doors to





Bedroom Two

13' 2" x 9' 0" (4.01m x 2.74m)

Built-in wardrobes, UPVC double glazed window x2 to the front, laminate floor, TV point.

En-Suite

Walk-in shower cubicle with shower from the mains, low flush w.c, pedestal wash hand basin, tiled walls and splashbacks, radiator, shaver point, extractor fan.

Bedroom Three

15' 2" x 9' 0" (4.62m x 2.74m)

UPVC double glazed window x2 to the rear, radiator.

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

Panelled bath with hand held shower head, low flush w.c, pedestal wash hand basin, radiator, tiled walls and splashbacks, extractor fan, shaver point.

Third Floor Landing

Velux window and door to

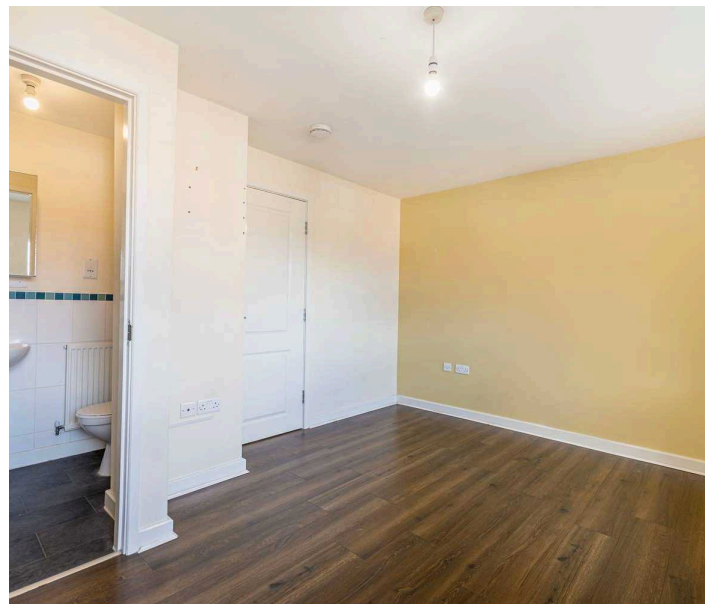
Bedroom One

11' 2" x 18' 8" (3.40m x 5.69m)

UPVC double glazed window to the rear, storage in the eaves, radiator, TV point, spotlights and door to

En-Suite

Walk-in shower cubicle with shower from the mains, low flush w.c, pedestal wash hand basin, tiled walls and splashbacks, chrome heated towel rail, vellum window, extractor fan, spotlights.





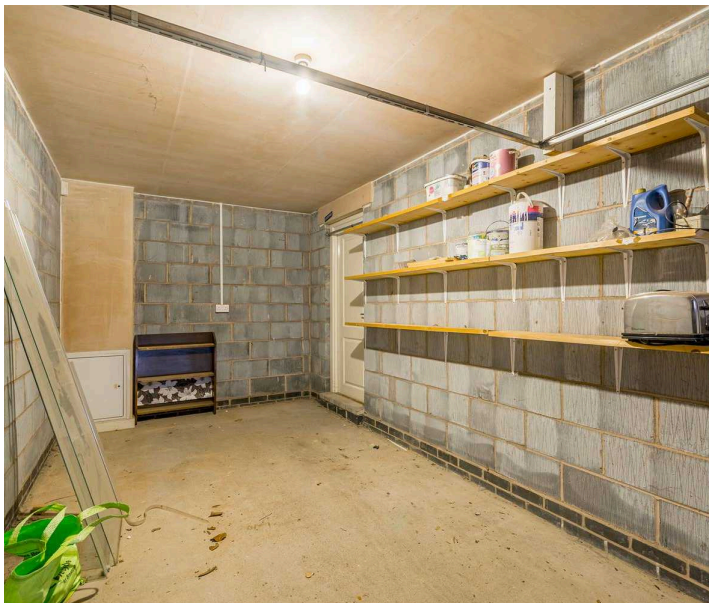
GARDEN

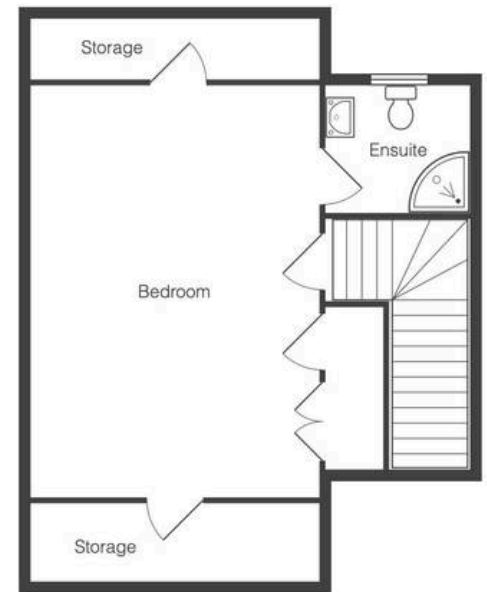
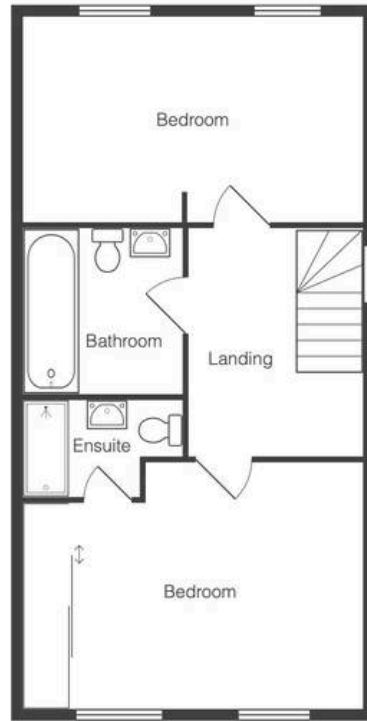
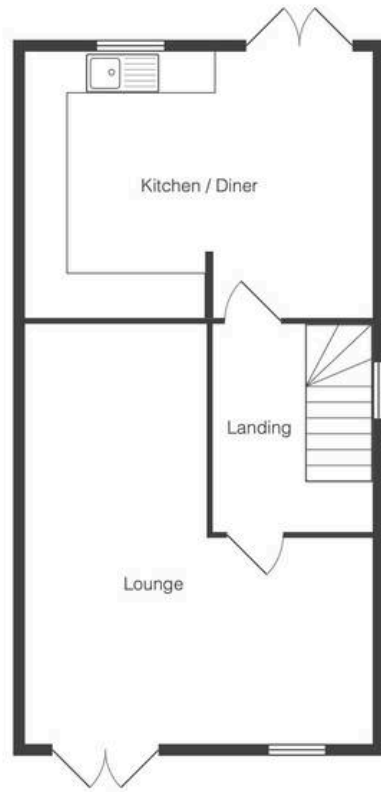
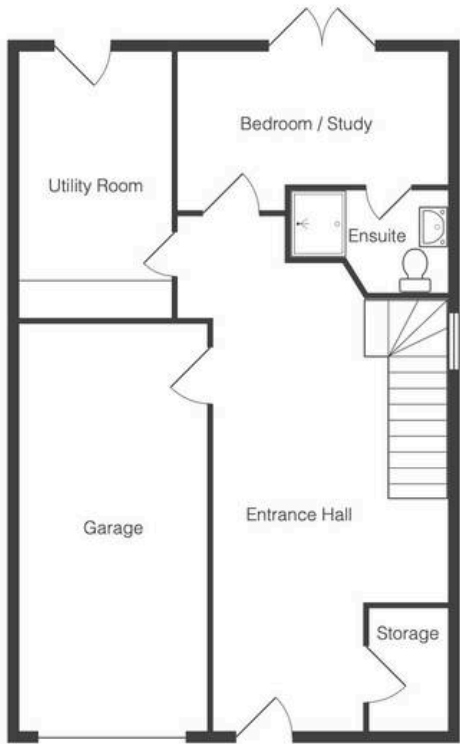
To the front of the property is the off road parking which leads to the garage and a path leading to the front door with a hedge boundary. There is a gate to the side leading to the low maintenance, south west facing rear garden and it is privately enclosed with fenced boundaries.

GARAGE

Single Garage

Up and over door, light and power and door leading to the entrance hall.







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