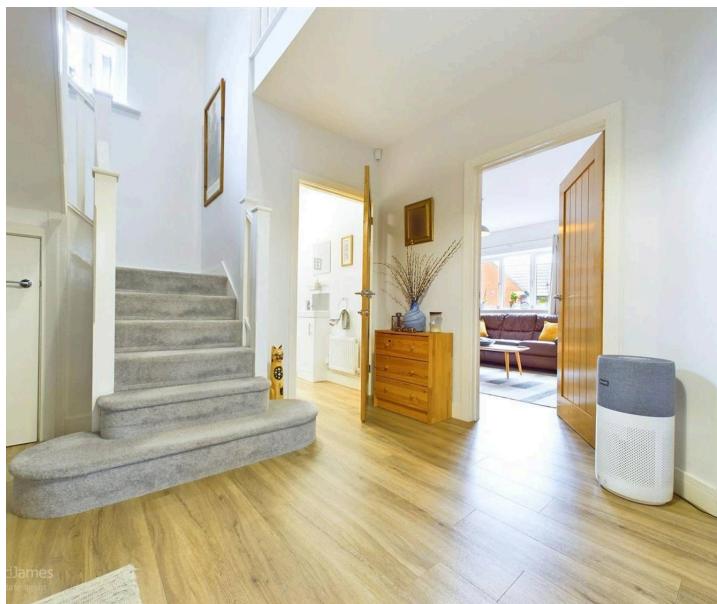




**61 Beeston Close, Bestwood Village – NG6 8XG**

Guide Price **£450,000**

**David James**  
the estate agent



## 61 Beeston Close

Bestwood Village, Nottingham

GUIDE PRICE £450,000 – £475,000 Presenting a contemporary gem in the heart of Bestwood Village, this modern detached house, built in 2020, takes centre stage in an exclusive cul-de-sac enclave of just eight detached properties. Boasting four generously proportioned double bedrooms, this home offers an abundance of space and style.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern detached house built in 2020 and situated in an exclusive cul-de-sac of eight detached properties, four double bedrooms
- Lounge with windows to three elevations
- Second sitting room with balustraded steps leading down to the dining kitchen
- Dining kitchen with a range of grey handleless units and bi-fold doors leading to a patio, integrated oven, hob, extractor, dishwasher, washing machine, fridge and freezer
- Entrance hall, ground floor Wc with washbasin
- Bedroom one with French doors to a Juliet balcony, en-suite shower room/Wc with double width shower cubicle and mains shower and walk-in wardrobe
- Bathroom/Wc with white suite and mains shower
- Gas central heating, UPVC double glazing, alarm system
- Situated on good sized plot with lawned







Floor 0



Floor 1

Approximate total area<sup>(a)</sup>

196.22 m<sup>2</sup>

2112.11 ft<sup>2</sup>

Reduced headroom

6.6 m<sup>2</sup>

71.05 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.