



£360,000 Freehold

63 BEAMLIGHT ROAD | EASTWOOD | NOTTINGHAM | NG16 3JG

BuckleyBrown
ESTATE AGENTS

FAMILY LIVING PERFECTED. Tucked away on Beamlight Road in Eastwood, Nottingham, this impressive detached home offers generous living space perfectly suited to modern family life. Set within a peaceful residential area, the property enjoys the ideal balance of quiet surroundings and everyday convenience, with local amenities, schools, and transport links all within easy reach.

Step inside and you're welcomed into a spacious and stylish reception room, a comfortable setting for both relaxed evenings and entertaining friends and family. At the heart of the home sits a contemporary open-plan kitchen and dining space, thoughtfully designed with modern finishes, ample storage, and plenty of room for cooking, dining, and socialising. The open layout creates a natural flow through the ground floor, making it a truly sociable and functional living environment.

Upstairs, the home continues to impress with five well-proportioned bedrooms, each offering flexible accommodation to suit a growing family, guests, or home working. The principal bedroom benefits from its own en-suite, adding a sense of privacy and comfort, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property enjoys a neatly maintained garden, providing an ideal space for outdoor play, entertaining, or simply unwinding in the warmer months. With off-road parking adding further convenience, this is a fantastic opportunity to secure a spacious, versatile home in a well-regarded and vibrant community.

Contact us today to arrange your viewing and take the first step towards making this your forever home.





Entrance Hallway

Spacious hall with a cupboard under the stairs along with leading access into;

Living Room 10'7" x 15'0"

Carpeted flooring, central heating radiator and a window to the front elevation.

Kitchen/Dining Room 21'1" x 9'10"

The kitchen area comes complete with matching wall and base cabinets, inset sink, integrated appliances and a breakfast bar. The dining area offers ample room for your desired furnishings, complemented by french doors opening to the rear garden. Access to a handy utility room.

Utility 5'5" x 6'5"

Fitted cabinetry, worktops over along with further space and plumbing for a washing

machine and tumble dryer. Access to s WC.

WC 5'5" x 6'5"

Fitted with a low flush WC, hand wash basin and a window to the side elevation.

Landing

With leading access into;

Bedroom One 10'7" x 13'5"

Carpeted flooring, central heating radiator, en suite and a window to the front elevation.

En Suite 4'3" x 7'7"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the front elevation.



Bedroom Two 11'4" x 10'6"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 10'0" x 11'8"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 9'1" x 10'2"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Five 7'1" x 6'11"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 9'1" x 5'6"

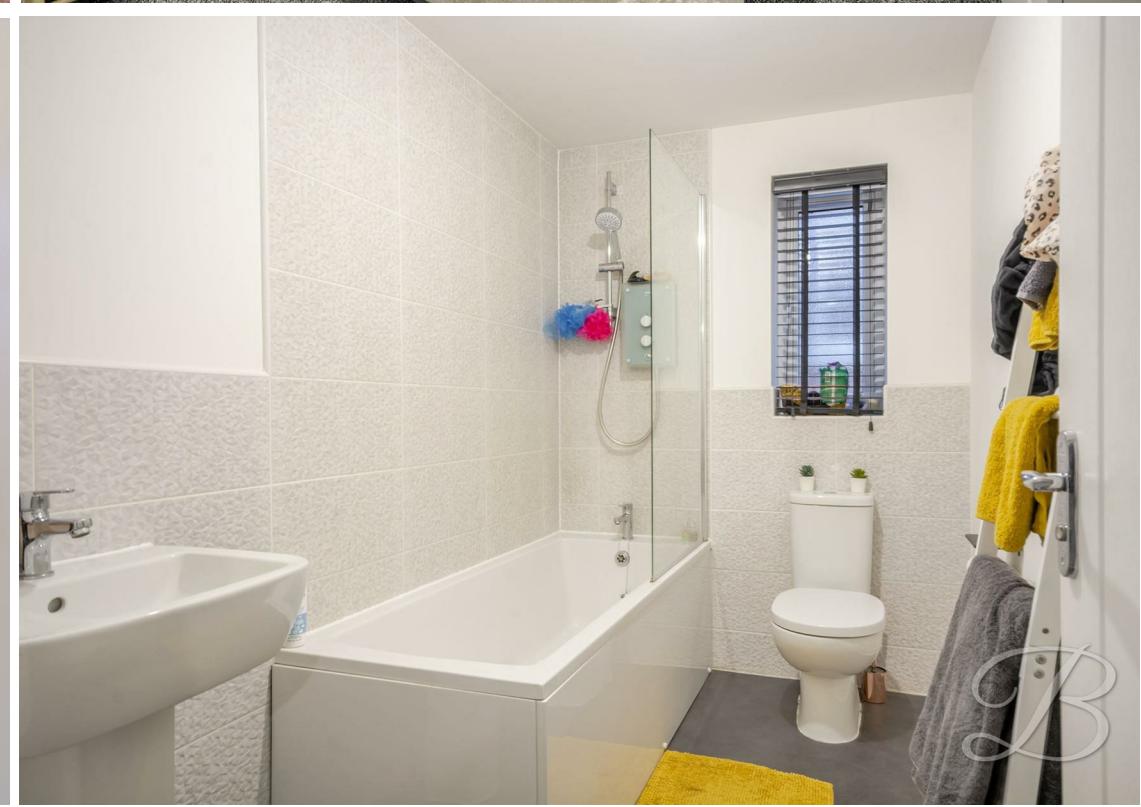
Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the side elevation.

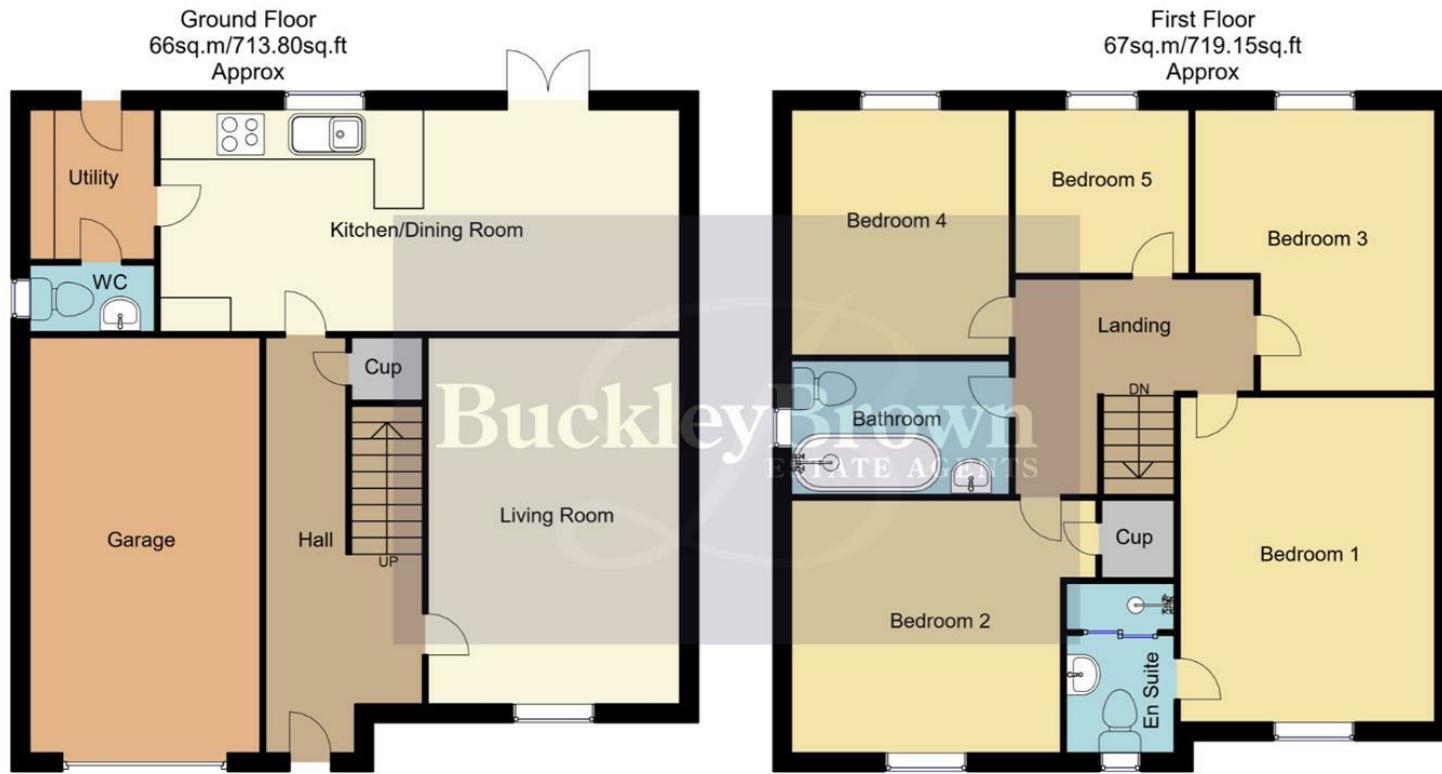
Garage 9'7" x 16'6"

Single garage accessible from the front elevation.

Outside

Low maintenance corner plot with a well kept lawn, private driveway and integrated garage. To the rear you will find enclosed garden with artificial lawn and tiled seating space.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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