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£465,000 Guide Price

Thyra Grove, Beeston, Nottingham

Detached House | 6 Bedrooms | 2 Bathrooms

0115 978 9843



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# Step Inside

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## Key Features

- Freehold residential property in a popular Beeston (NG9) location
- 6 bedrooms (HMO-style layout)
- Strong investment potential in a high-demand letting area
- Close to Beeston amenities, shops, cafés and everyday services
- Convenient access to University of Nottingham and QMC
- Good transport links including rail and tram connectivity nearby
- Easy access to transport links
- 1 reception room for gatherings
- Ideal family home
- Viewing recommended

## Property Description

Located on a well-regarded residential street in Beeston, Thyra Grove is a substantial freehold home offering excellent space, flexibility, and strong long-term appeal-ideal for growing families as well as buyers considering a multi-bedroom investment arrangement (subject to all necessary consents, licensing and compliance).

The accommodation is now arranged to provide six bedrooms in total, with the former study and sitting room converted into Bedrooms 1 and 2 on the ground floor, and a further four bedrooms upstairs. The property also benefits from two bathrooms, alongside a separate living room and a kitchen, creating a practical layout that can work equally well for family living or multi-occupancy use.

A particular highlight is the large rear garden, providing valuable outdoor space for children, entertaining, and future landscaping potential. To the front, there is off-street parking with a driveway, adding everyday convenience for families and visiting guests.

Beeston remains a major draw, with easy access to shops, supermarkets, cafés and restaurants, as well as excellent connectivity to the University of Nottingham, Queen's Medical Centre, Beeston rail station, and the tram network-making it a highly practical base for commuting and day-to-day life. The vendor advises the gross internal area is approximately 1,259 sq ft (circa 117 sq m), offering generous overall accommodation.

For families, this is the type of home that can genuinely adapt as your needs change-plenty of bedrooms for children, guests, home working, or hobbies, plus outdoor space that is increasingly hard to find in this location. Early viewing is strongly recommended to appreciate the size, layout, and lifestyle potential of this Beeston home.

## Main Particulars

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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