

index through the keyhole

Delivering the dream...

estate agents

Royston & Lund	6
Reeds Rains	7
John German	8
Alasdair Morrison	10
FHP Living	11
David James	12
Your Move	14-17
Bonfields	18
Chesterton Humberts	19
William H Brown	20
Nottingham Property Services 22	22
Intercountry	24
Bentons	26
Move & Save	27
New Homes	31-35
Richard Watkinson & Partners	36

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Beeston Fields Drive is one of those aspirational roads – one of those places that people say, 'When I've made it, I'm going to buy a house there'. This is exactly what the current owner of this property said and clearly achieved his dream. **Karen Antcliff** finds out more

A BOYHOOD paper round set the seed for the house purchase on this exclusive private road and the dream has become reality.

The owner of The White Cottage has created an individual home overlooking the sixth fairway and green of Beeston Fields Golf Course. There's lovely landscaped gardens running down to the course and even a gate leading through to the golf club.

The property has been completely refurbished to create a home with a modern twist.

An extension at the side has created a full gym with shower room and sauna/ steam area where the house music system can be heard. Electrical, sound and alarm systems are all installed in the property.

factfile

WHERE: The White Cottage, 81 Beeston Fields Drive, Beeston, Nottingham
TYPE: Individual three-bed
PRICE: £1,350,000
DETAILS: Backing on to golf course
AGENT: Robert Ellis
PHONE: 0115 922 0888

There is a new garage which is linked to the main property and all windows have been replaced, along with sanitary fittings, kitchen and utility fittings and equipment.

The owner has gone that extra mile on the refurbishment.

There is air conditioning/ heating and underfloor heating to the majority of the ground floor rooms and the agents say the flooring is of the highest quality throughout. All internal joinery has been replaced with oak, including internal doors, architraves, frames and skirting boards.

Paul Merritt, of selling agent Robert Ellis, says: "This is a real dream home which will appeal to



many types of buyers, be it a single person or couple, or family, who want to live in this private location which is well-positioned for easy access to many transport links."

Where possible, the accommodation has been orientated around the fabulous views. For instance, the lounge has French doors opening to the rear garden. This room also has a feature fireplace, and there's a dining/ sitting morning room again with windows and French doors to the rear gardens.

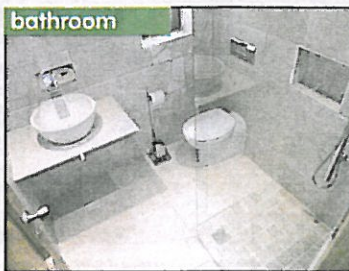
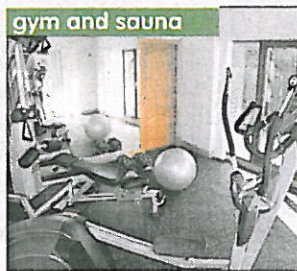
Moving into the kitchen, you'll find an exclusive "Clive Christian" fitted and equipped breakfast kitchen with utility area which provides plenty of storage while there is a recess for an AGA, and a fridge and freezer fitted along with a central breakfast area.

There's a ground floor master bedroom suite that is the perfect spot to enjoy the tranquility of the location with double bedroom, en suite shower room and sitting room with doors to the gardens. Alternatively, if

you could bear to give it up, it would make an ideal guest suite or space for a dependant relative.

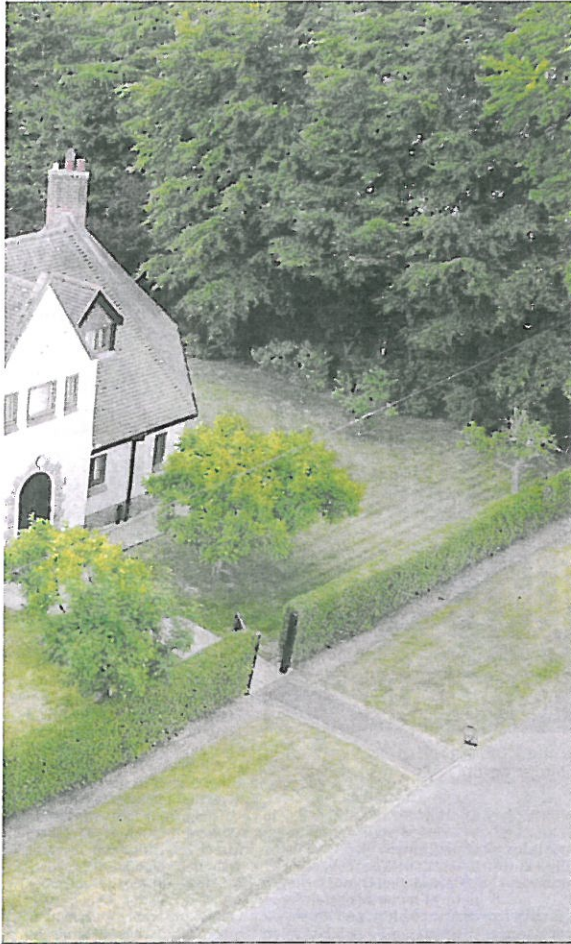
The oak staircase leads up from the central hallway with cloakroom/ WC and study/ storeroom, up to a large galleried landing. Two further bedroom suites are located either side of this central landing. Each has its own luxurious en suite shower room which Paul Merritt says "are larger than people would perhaps expect" One of the suites has a large dressing room, which could be a nursery.

room by room



Robert Ellis | £1.35m | Tel 0115 922 0888

White Cottage has it all



room by room

garden



garden



kitchen



bedroom



living room



stairs



Outside, the gardens surround the property and include terracing, formal lawned gardens, pathways and a water feature.

Paul said: "Although Beeston Fields Drive has something of a rural feel, it is within minutes driving distance of all the amenities provided by Beeston and within easy reach of Nottingham city centre.

"At hand in Beeston there is a Sainsbury's and soon to be opened Tesco and numerous other outlets. There's schooling for all ages, health-

care, sports facilities, walks in Attenborough Nature Reserve and along the banks of the River Trent and excellent transport links."

The surprising tranquility of the location (surprising when you consider the great links it has to the A52 and M1 motorway), the exclusivity of the address and the stylish accommodation all contribute to making this a house worth viewing.

Paul said: "All the properties on Beeston Fields Drive tend to attract interest quickly."

Ways to stop burglaries as darkness falls earlier

THE clocks go back on Sunday, October 31, and the cover of darkness can prove all too tempting for the opportunist thief. Halifax Home Insurance is recommending steps for home owners to take to make life more difficult for burglars.

Last year, Halifax saw a 63 per cent rise in burglary claims during the winter months when compared to the summer months and, according to the insurer's figures, the average cost of a winter burglary last year was £2,623.

Senior claims manager, Martyn Foulds, says: "Year-on-year we typically see far more burglaries during the winter. Burglars tend to go for the path of least resistance and look for homes that lack even the basic security measures, so a few simple, cost-effective steps can go a long way to avoiding a break-in."

Halifax's tips include:

- **Valuables**
- Keep valuable items out of sight away from windows and doors
- Mark property with your post-code using an ultra-violet pen
- Keep receipts and photographs of valuable purchases to aid claims
- Consider installing a safe for small items such as credit cards, documents, and digital cameras
- Have expensive items of jewellery valued every three years by a reputable jeweller
- **Locks**
- Fit visible, key-operated window and door locks and keep them locked
- Pay particular attention to windows on the ground floor
- Doors that lock from the inside can be fitted with bolts for additional security
- Don't leave keys outside as burglars know where to look
- **Alarms**
- Install one in a prominent position and always set it - remember an alarm won't stop a burglar getting in so use other measures too
- **Gardens**
- High walls, railings, and trellising on fence tops can deter thieves as they slow a getaway
- Prickly hedges and thorny bushes around the property can also deter thieves and obscure the view
- Keep bins and ladders out of sight as these can be used to gain access
- **If you have been burgled**
- Report it to the police as soon as possible and obtain an incident number
- Tell your insurer, quoting the police incident number and giving as much detail as possible about what has been taken and any damage
- If the home has been left unsecured after a break-in, ensure both the police and your insurer are aware of this fact
- Being burgled causes home owners a great deal of stress and upset, not to mention the financial loss, yet according to the ABI (Association of British Insurers) around one in four homes has no home insurance cover whatsoever.

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