

# HoldenCopley

PREPARE TO BE MOVED

Chilton Drive, Watnall, Nottinghamshire NG16 1HL

---

Offers Over £180,000 - £200,000

Chilton Drive, Watnall, Nottinghamshire NG16 1HL



OFFERS OVER £180,000

WELL-PRESENTED THROUGHOUT...

This meticulously maintained three-bedroom mid-terraced house exudes warmth and charm, offering an idyllic retreat for first-time buyers or small families. From the moment you step inside, you're greeted by an inviting entrance hall, leading to a convenient W/C and a practical utility cupboard, ensuring everyday tasks are a breeze. The ground floor unfolds into a spacious living room seamlessly merging with the dining area, creating an ideal space for entertaining or unwinding with loved ones. A modern fitted kitchen, complete with a pantry cupboard, beckons aspiring chefs to explore their culinary passions. Ascend to the first floor, where three good-sized bedrooms await, serviced by a convenient shower suite. Outside, the property boasts a driveway for two cars, providing ample parking space, while the rear unveils a private enclosed garden featuring a charming patio area ideal, and a brick-built outhouse offering additional storage. Beyond the confines of this inviting abode lie various local amenities, easy commuting links, and the picturesque countryside, ensuring a perfect balance of convenience and tranquility for its lucky occupants.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Open Plan Living & Dining Room
- Modern Fitted Kitchen With Pantry
- Utility & W/C
- Shower Suite
- Driveway For Two Cars
- Well-Maintained Garden With Brick-Built Outhouse
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'4" x 9'10" (max) (3.78m x 3.00m (max))

The entrance hall has laminate flooring, a radiator, carpeted stairs, in-built under stair cupboards, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

### W/C

3'8" x 3'2" (max) (1.12m x 0.99m (max))

This space has a low level dual flush W/C, a wash basin, tiled splashback, and laminate flooring.

### Utility Cupboard

4'1" x 2'10" (1.27m x 0.88m )

This space has laminate flooring, space and plumbing for a washing machine, wall-mounted shelves, and coat hooks.

### Living/Dining Room

19'8" x 12'9" (max) (6.01m x 3.91m (max))

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, coving to the ceiling, an arched wall niche, a radiator, a TV point, and open plan to the dining room, which has continued laminate flooring, a radiator, and double French doors opening out to the rear garden.

### Kitchen

12'11" x 7'1" (max) (3.96m x 2.16m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and splashback, space for an under-counter fridge and freezer, a radiator, laminate flooring, a pantry cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

### Pantry

2'9" x 2'9" (0.86m x 0.86m)

## FIRST FLOOR

### Landing

10'0" x 8'7" (max) (3.05m x 2.62m (max))

The landing has carpeted flooring, an in-built airing cupboard, and provides access to the first floor accommodation.

### Bedroom One

12'9" x 10'7" (max) (3.91m x 3.23m (max))

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

### Bedroom Two

12'9" x 8'10" (3.89m x 2.70m )

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

### Bedroom Three

10'0" x 7'1" (3.05m x 2.17m )

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

### Shower Suite

6'8" x 6'4" (max) (2.05m x 1.94m (max))

The shower suite has a low level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled splashback, vinyl flooring, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway for multiple cars, and courtesy lighting.

### Rear

To the rear of the property is a private enclosed garden with a decked seating area, a lawn, a patio area, established trees and plants, a brick-built outhouse, courtesy lighting, and fence panelled boundaries.

### Outhouse

6'5" x 6'1" (1.96m x 1.86m )

The outhouse has lighting, power points, a window and a single door into the garden.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)  
100 Mbps (Highest available upload speed)

Phone Signal – Most 3G / 4G & some 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction – Yes - Pre-Fabricated

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	
		54	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		England & Wales	EU Directive 2002/91/EC
			74
			54



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.