Robert Ellis

look no further. . .

Balshaw Way,
Chiwell, Nottingham
NG9 6RQ

£400,000 Freehold

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An Extended and Stylish Four Bedroom Double Bay Fronted Semi-Detached House.

Having been well maintained and upgraded by the current vendors, this excellent property now offers a most appealing and versatile living space, with a particularly impressive open plan kitchen diner and living area.

In brief the beautifully presented interior, arranged over three floors, comprises entrance hall, open plan kitchen and diner, living area, w.c. and sitting room to the ground floor. Rising to the first floor is a master en-suite bedroom, further bedroom and bathroom and to the second floor are two further good size double bedrooms.

Outside the property has a drive providing car standing with garage beyond and landscaped and well manicured gardens to both the front and rear.

Occupying a particularly sought after and established residential location, ideally placed for local shops, excellent transport links, parks and a wide range of other facilities, this great property is well worthy of viewing.

Entrance Hallway
Composite double glazed front entrance door, radiator, understairs recess, stairs off to the first floor landing.

Sitting Room
15'8" x 9'10" approx (4.80m x 3m approx)
UPVC double glazed bay window to the front, two radiators and an electric dual effect fire with stone hearth and Adam style mantle.

Kitchen Diner
24'6" x 11'2" to 9'5" approx (7.48m x 3.41m to 2.88m approx)
With an extensive range of fitted wall and base units, work surfacing with tiled splashback, island with breakfast bar, 1½ bowl sink with mixer tap, inset induction hob, inset electric double oven and grill, integrated dishwasher, plumbing for a washing machine, pantry cupboard, concealed Ideal boiler, feature Velux window, inset ceiling spotlights, UPVC double glazed windows to the front and rear.

Living Area
14'2" x 7'8" approx (4.34m x 2.34m approx)
Radiator, UPVC double glazed patio doors leading to the rear garden, inset ceiling spotlights, Velux window.

Ground Floor w.c.
Low flush w.c., wash hand basin inset to vanity unit with tiled splashback, radiator and extractor fan.

First Floor Landing
UPVC double glazed window and stairs to the second floor landing.

Bedroom 1
10'1" x 9'9" plus recess approx (3.08m x 2.98m plus recess approx)
Fitted mirror fronted wardrobes, UPVC double glazed window, radiator.

En-Suite
6'8" x 5'7" approx (2.05m x 1.72m approx)
Low flush w.c., wash hand basin inset to vanity unit, shaver point, shower cubicle with mains control shower, radiator, UPVC double glazed window, part tiled walls and extractor fan.

Bedroom 2
9'9" x 8'9" plus recess approx (2.98m x 2.67m plus recess approx)
Radiator, UPVC double glazed window and mirror fronted wardrobe.

Bathroom
6'10" x 5'5" approx (2.1m x 1.66m approx)
Quality modern fitments comprising low flush w.c., wall mounted wash hand basin with shaver point, bath with mains control shower over, fully tiled walls, tiled flooring, inset ceiling spotlights, extractor fan and UPVC double glazed window.

Second Floor Landing
With airing cupboard housing the hot water cylinder.

Bedroom 3
14'10" x 10'1" approx (4.54m x 3.08m approx)
Velux window, UPVC double glazed window, radiator, fitted wardrobes and dressing table.

Bedroom 4
14'10" x 9'9" plus recess approx (4.53m x 2.99m plus recess approx)
Fitted wardrobe, Velux window, UPVC double glazed window and radiator.

Outside
To the front of the property there is a landscaped garden with a gravelled area and established shrubs and a drive providing car standing with the garage beyond.

To the rear the property has an enclosed garden with decking, synthetic grass, well stocked beds and borders, outside tap and power point.

Garage
17'7" x 8'11" approx (5.37m x 2.74m approx)
Up and over door to the front, pedestrian door to the side, light and power.

Council Tax
Broxtowe Borough Council Band D

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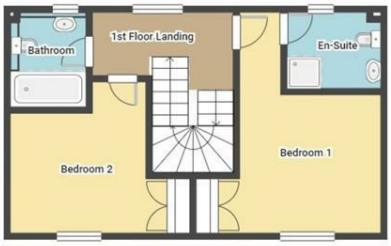
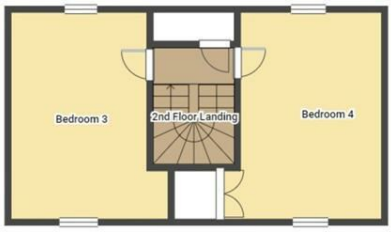
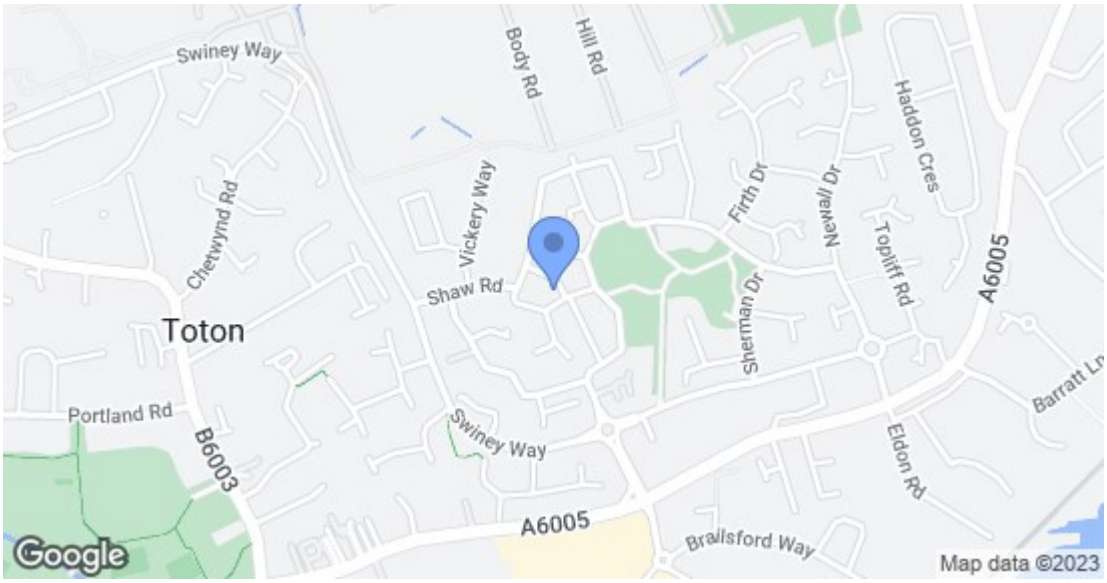
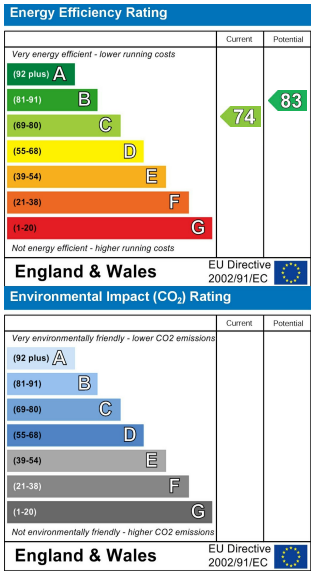
ESTATE AGENTS









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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