

Sunnyside Road,  
Chilwell, Nottingham  
NG9 4FR

**£249,950 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND SPACIOUS THREE DOUBLE BEDROOM MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, kitchen, rear lobby and wet room. The first floor landing provides access to three bedrooms, bathroom and separate WC.

The property also benefits from 10 x owned solar panels bring in a small income and reduction to energy costs, gas central heating from a gas fired combination boiler (re-fitted 2021), double glazing and gardens to both the front and rear.

There is a potential of creating off-street parking to the front, subject to the relevant approvals for lowering the kerb through the Local Authority, and mirror neighbouring properties in the area.

The property is situated within close proximity of excellent nearby schooling for all ages such as Sunnyside Academy and Alderman White. There is also easy access to the shops, services and amenities in Beeston town centre and open space such as Inham Nook Recreation Ground which includes football pitches, skate park, play area and tennis courts.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## ENTRANCE HALL

11'10" x 6'5" (3.62 x 1.96)

Composite and double glazed front entrance door with decorative stained glass panels, meter cupboard box, staircase rising to the first floor, radiator, doors to living room and kitchen, useful understairs storage space.

## LIVING ROOM

14'11" x 11'10" (4.55 x 3.63)

Double glazed window to the front (with fitted blinds), radiator, media points, feature Adam-style fire surround with granite effect insert and hearth, coal effect fire. Door to dining room.

## DINING ROOM

11'1" x 8'10" (3.39 x 2.70)

Double glazed window to the rear overlooking down the rear garden (with fitted blinds), radiator.

## KITCHEN

12'5" x 10'3" (3.79 x 3.13)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating single sink and draining board with central swan-neck mixer tap and decorative tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, integrated fridge and freezer (re-fitted in 2025), matching overhanging breakfast bar with space for three stools with radiator beneath, plumbing for washing machine, glass fronted crockery cupboards, double glazed window to the rear overlooking the rear garden, panel and glazed door leading through to the rear lobby.

## REAR LOBBY

6'2" x 4'1" (1.89 x 1.26)

Sliding door access through to the wet room, anti-slip flooring, radiator, uPVC panel and double glazed exit door to outside.

## WET ROOM

5'9" x 5'6" (1.76 x 1.69)

Three piece suite comprising walk-in open shower cubicle with electric shower and decorative butterfly boarding, push flush WC, wash hand basin. Double glazed window to the rear, radiator, extractor fan.

## FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and separate WC. Useful full height double storage closet. Loft access point to a partially boarded and insulated loft space which also houses the controls for the solar equipment.

## BEDROOM ONE

14'3" x 11'10" (4.35 x 3.62)

Double glazed window to the front (with fitted blinds), radiator, exposed and varnished floorboards.

## BEDROOM TWO

11'11" x 11'6" (3.65 x 3.53)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

## BEDROOM THREE

11'1" x 10'4" (3.38 x 3.15)

Double glazed window to the front (with fitted blinds), radiator.

## BATHROOM

6'2" x 5'5" (1.90 x 1.66)

Two piece suite comprising bath with electric shower over, wash hand basin with tiled splashbacks. Double glazed window to the rear, wall mounted bathroom cabinet, radiator, feature block window, tiled splashbacks surrounding the bath, extractor fan.

## SEPARATE WC

5'7" x 2'7" (1.72 x 0.79)

Housing a low flush WC with double glazed window to the rear.

## OUTSIDE

To the front of the property there is a hedgerow fronting the boundary line with dwarf brick boundary wall and pathway providing access to the front entrance door. Decorative gravel stone chippings, raised flowerbed housing a variety of bushes and shrubbery. Secondary gated access and pathway leading down to the entry which then leads to the rear garden.

## TO THE REAR

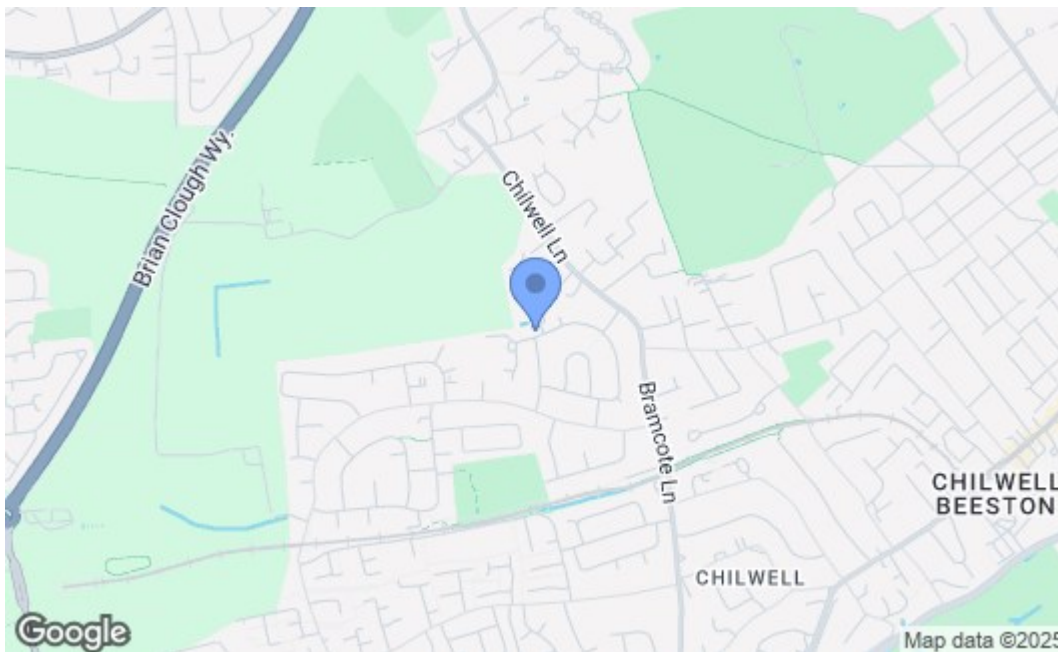
The rear garden is of a good overall proportion, ideal for families, with an initial good size paved patio seating area (ideal for entertaining) leading onto a split lawn either side of a pathway which leads towards the foot of the plot. The garden is enclosed by timber fencing and hedgerows to the boundary line and incorporates a range of borders and flowerbeds with specimen shrubs and trees. Within the garden there is an external water tap, lighting point and timber storage shed.

## AGENTS NOTE

The property benefits from 10 x owned solar panels to the front of the building, generating a modest income and reducing energy costs to the property. Your solicitor will generally check information regarding the paperwork for such before completion.



Robert Ellis  
ESTATE AGENTS



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.