



Field Lane,  
Chilwell, Nottingham  
NG9 5FG

**£385,000 Freehold**



A beautifully presented bright and airy house complimented by modern fixtures and fittings throughout. This well proportioned and versatile home is considered ideal for the needs of a growing family but will doubtless be of interest to a variety of potential purchasers.

In brief, the interior comprises entrance porch, entrance hallway with WC, lounge, dining room, kitchen, family room and utility to the ground floor. Rising to the first floor are four bedrooms and a family bathroom.

Outside, the property has a drive to the front providing ample car standing with the store beyond. To the rear there is an enclosed and landscaped garden with patio and well stocked borders.

Occupying a sought-after and established residential location convenient for local schools, shops, parks and excellent transport links such as the NET tram.



## ENTRANCE

uPVC entrance door to porch, second uPVC double glazed entrance door to hallway, radiator, cloaks cupboard, stairs to the first floor landing.

## WC

Wash hand basin inset to vanity unit, extractor fan.

## SITTING ROOM

17'10" x 12'0" decreasing to 10'10" (5.45 x 3.66 decreasing to 3.32)

uPVC double glazed window, radiator, fuel effect gas fire with granite style hearth and Adam-style mantel.

## DINING ROOM

12'1" x 10'11" (3.70 x 3.35)

Radiator, uPVC double glazed window, patio doors leading to the rear garden.

## KITCHEN

14'0" x 7'11" (4.27 x 2.42)

With an extensive range of fitted wall and base units, work surfacing with splashbacks, one and a half bowl sink with mixer tap, induction hob with air filter above, inset electric oven and combination oven/microwave, integrated dishwasher, integrated fridge and freezer, spotlights, uPVC double glazed window.

## FAMILY ROOM

16'6" x 9'7" (5.04 x 2.93)

uPVC double glazed window and door to the rear garden, radiator.

## UTILITY ROOM

9'7" x 7'4" (2.93 x 2.24)

Fitted wall and base units, work surfacing with splashbacks, single sink and drainer with mixer tap, plumbing for washing machine, further appliance space, inset ceiling spotlights, radiator.

## LANDING

uPVC double glazed window, airing cupboard with a heated towel rail and shelves above.

## BEDROOM ONE

15'0" x 11'3" (4.59 x 3.44)

uPVC double glazed window, radiator.

## BEDROOM TWO

13'6" x 10'6" (4.12 x 3.21)

uPVC double glazed window, radiator, fitted wardrobe.

## BEDROOM THREE

8'7" x 7'3" (2.62 x 2.23)

uPVC double glazed window, radiator.

## BEDROOM FOUR

8'10" x 7'10" (2.70 x 2.41)

uPVC double glazed window, radiator.

## SHOWER ROOM

With modern fittings in white comprising wash hand basin and WC inset to vanity unit, shower cubicle with mains controlled overhead shower and further shower handset, wall mounted heated towel rail, uPVC double glazed window, inset ceiling spotlights, extractor fan.

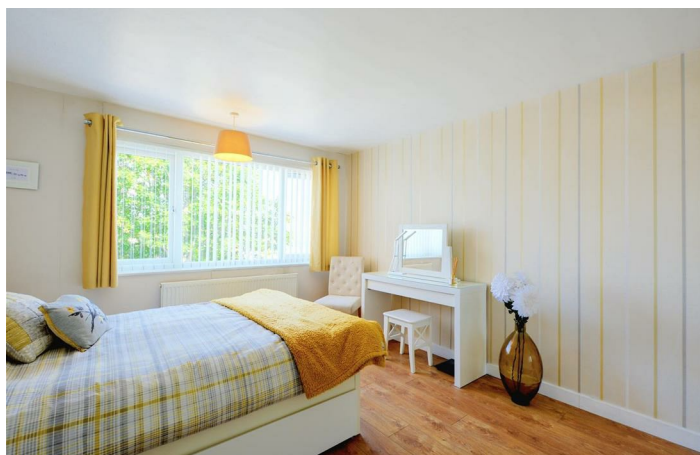
## STORE

9'11" x 9'5" (3.04 x 2.88)

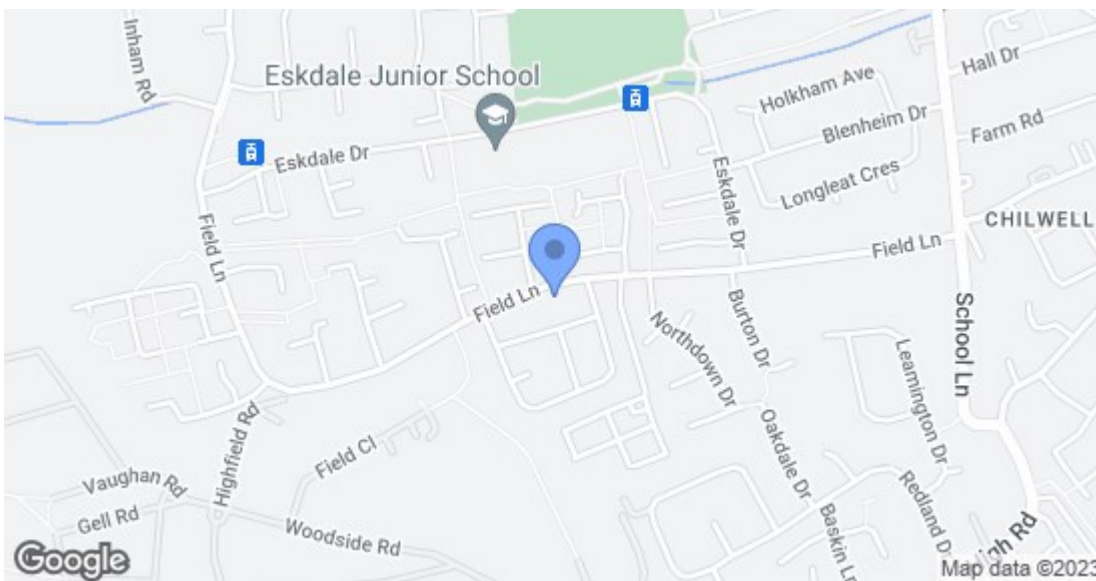
Up and over door to the front, wall mounted Worcester boiler, light and power.

## OUTSIDE

To the front the property has a presscrete style driveway providing ample car standing with the store beyond and established border. To the rear of the property there is an enclosed and private landscaped garden with outside tap, patio, synthetic grass, well stocked beds and borders, decking.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	85
(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.