



Mottram Road  
Chilwell, Nottingham NG9 4EZ

A spacious three bedroom semi-detached house.

**Asking Price £240,000**



A spacious three bedroom semi-detached house.

Having been upgraded by the current vendors throughout, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families and is situated in this popular and convenient residential location within easy reach of a variety of local shops and amenities including schools, Beeston town centre and transport links.

In brief, the internal accommodation comprises: Entrance hall, lounge and open plan kitchen/diner to the ground floor with three good sized bedrooms and a family bathroom to the first floor.

To the front of the property you will find a Tarmac driveway with space for three cars and side access leading to the generous, private and enclosed rear garden which includes a sheltered patio area with a tiled roof, a lawned area beyond, stocked beds and borders, a useful storage shed, a range of mature trees and shrubs and fenced boundaries.

Offered to the market with the benefit of a range of modern fixtures and fittings, UPVC double glazing and gas central heating throughout, this great property truly must be viewed in order to be fully appreciated.



### Entrance Hallway

With UPVC double glazed front door and window, wooden flooring, stairs to the first floor, fitted understairs storage units and doors to the kitchen/diner and lounge.

### Lounge

14'10" x 10'5" (4.53 x 3.2)

With wooden flooring, gas fire, UPVC double glazed window to the front and radiator.

### Kitchen/Diner

16'2" reducing to 13'1" x 8'11" reducing to 7'2" (4.94 reducing to 3.99 x 2.74 reducing to 2.19)

This modern open plan kitchen/diner comprises a range of wall, base and drawer units in white, worksurfaces, electric oven, grill and induction hob with extractor fan over, sink with mixer tap, tiled flooring, integrated dishwasher, space for a fridge freezer, UPVC double glazed French doors to the rear patio, radiator, UPVC double glazed window to the rear and a door to the understairs storage cupboard/utility room which includes a tiled floor, plumbing for a washing machine and UPVC double glazed window to the side.

### First Floor Landing

With UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

11'7" x 10'2" (3.55 x 3.1)

With fitted wardrobes, radiator and UPVC double glazed window to the front.

### Bedroom Two

12'6" x 8'0" (3.82 x 2.46)

With UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'7" x 8'1" (2.63 x 2.48)

With UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three piece suite comprising panelled bath with rainfall effect shower over, wash hand basin inset to vanity unit, WC, tiled flooring and walls, UPVC double glazed window to the front, heated towel rail, spotlights and extractor fan.

### Outside

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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