Robert Ellis

look no further...

Kirkland Drive,

,

NG9 6LX

£369,995 Freehold

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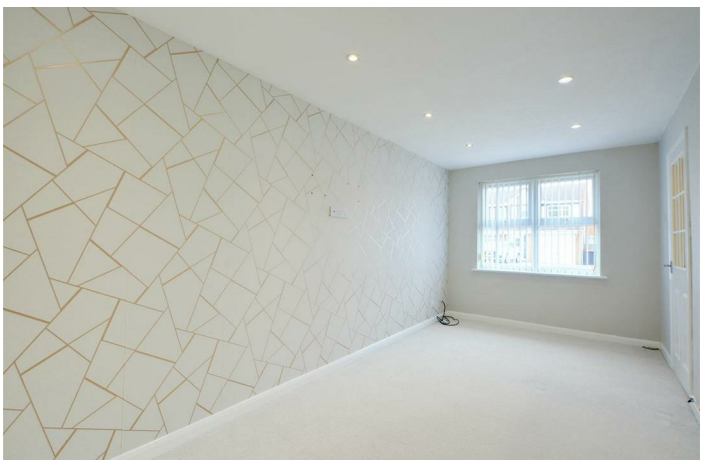
A Well Proportioned, Three Bedroom Detached Property with No Upward Chain.

Situated in this popular and convenient residential location readily accessible for a wide range of local shops and amenities including Chilwell Retail Park, Attenborough Nature Reserve, schools and transport link this fantastic property is considered an ideal opportunity for a variety of potential purchasers including; first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance hall, open plan living dining room, family, kitchen, utility room, and downstairs WC. Then rising to the first floor there are three bedrooms, one with an En-suite and bathroom.

To the front of the property is a double driveway providing ample off road car standing with a low maintenance lawned area to the side, gated side access leads to the generous rear garden which is mainly laid to lawn, features both a paved patio and decked seating area and is enclosed with timber fencing.

Offered to the market with the benefit of granted planning permission (ref:22/00453/FUL), no upward chain, UPVC double glazing and gas central heating throughout, an internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hall
UPVC double glazed door to the front, stairs leading to the first floor. radiator and doors leading into.....

Living Room
14'2" x 12'0" (4.34m x 3.66m)
UPVC double glazed window to the front, laminate flooring, feature electric fireplace, radiator and archway leading through into the dining room.

Dining Room
11'6" x 7'8" (3.51m x 2.34m)
UPVC double French doors leading to the rear garden, laminate flooring and radiator.

Kitchen
16'0" x 11'6" (4.90m x 3.51m)
Fitted with a range of wall, base and drawer units, working surfaces, stainless steel one and half bowl sink and drainer unit, integrated electric oven with gas hob above and extractor fan over, integrated dishwasher, useful appliance space, complementary tiling to walls and floor, UPVC double glazed window to the rear and door leading into the utility room.

Utility Room
7'8" x 5'1" (2.36m x 1.55m)
Fitted with matching wall and base units, work surfaces, space and plumbing for washing machine and dryer, wall mounted boiler, radiator and UPVC double glazed door leading to the rear garden.

Family Room
17'5" x 8'0" (5.32m x 2.44m)
UPVC double glazed window to the front, carpet flooring and radiator.

Downstairs WC
Fitted with a low level WC, pedestal wash hand basin with tiled splash back, radiator and obscure UPVC double glazed window to the front.

First Floor Landing
Stairs rising from the ground floor, useful attic access, UPVC double glazed window to the side and doors leading into the three bedrooms and bathroom.

Bedroom One
12'0" x 9'1" (3.66m x 2.77m)
UPVC double glazed window to the front, carpet flooring, fitted wardrobes, radiator and door leading into the En-suite.

En-suite
Fitted with a three piece suite comprising; walk in shower with electric shower over, pedestal wash hand basin, low level WC, wall mounted heated towel and obscured UPVC double glazed window to the side.

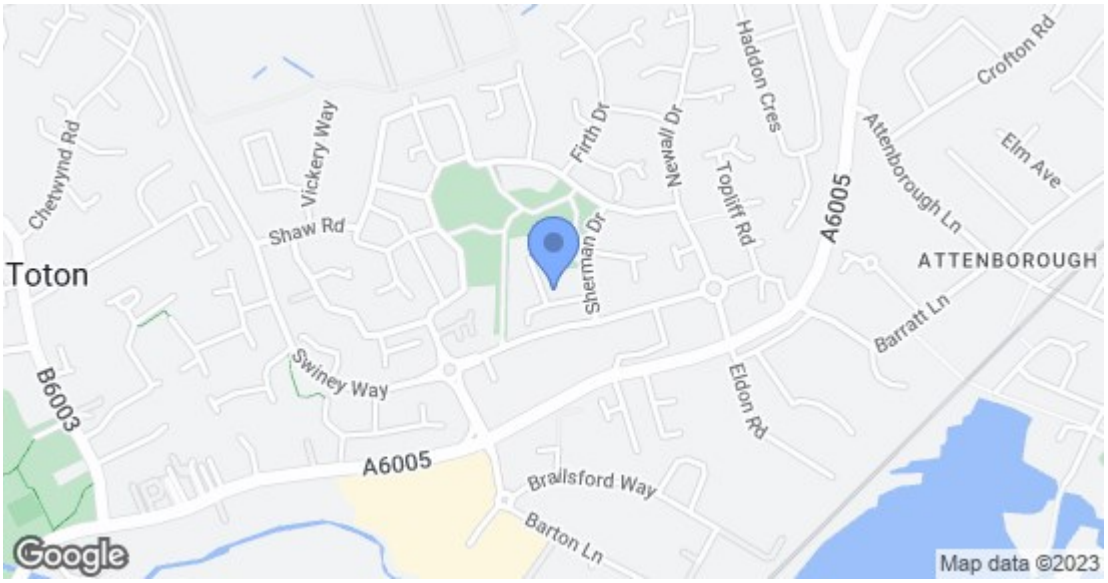
Bedroom Two
9'4" x 9'3" (2.87m x 2.82m)
UPVC double glazed window to the rear, carpet flooring and radiator.

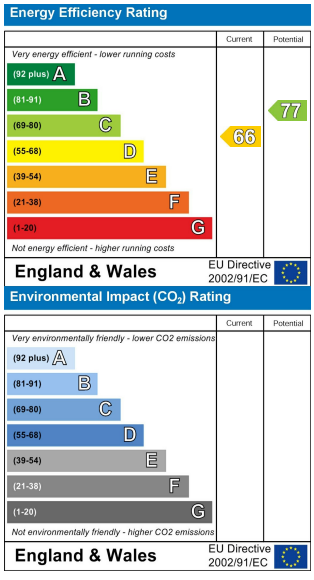
Bedroom Three
8'9" x 6'0" (2.67m x 1.83m)
UPVC double glazed window to the front, carpet flooring, fitted wardrobe and radiator.

Bathroom
Fitted with a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin with tiled splashback, low level WC, partially tiled walls, radiator and obscured UPVC double glazed window to the rear.

Outside
To the front of the property is a double driveway providing ample off road car standing with a low maintenance lawned area to the side, gated side access leads to the generous rear garden which is mainly laid to lawn, features both a paved patio and decked seating area and is enclosed with timber fencing.

Council Tax Band
Broxtowe Borough Council Band D





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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