

Leafe Close,  
Chilwell, Nottingham  
NG9 6NR

**£290,000 Freehold**



A modern three-bedroom, semi-detached property with the benefit of driveway and detached garage.

Situated within the popular suburb of Chilwell, you are within close proximity to a large variety amenities including schools for all ages, healthcare facilities, public houses, transport links, Chilwell Retail Park and for those that enjoy the outdoors, Attenborough nature reserve is within walking distance.

This delightful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, kitchen diner and lounge to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden with tarmac drive leading to a detached garage. To the rear of the property is an private and enclosed rear garden.

With the benefit of gas central heating and UPVC double glazing throughout, this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door to the carpeted entrance hall.

### Living Room

15'9 into bay x 14'11 (4.80m into bay x 4.55m)

A carpeted reception room, with radiator, gas fireplace, access to a useful under stairs storage cupboard and UPVC double glazed bay window to the front aspect.

### Kitchen Diner

8'1 x 4'11 (2.46m x 1.50m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler, UPVC double glazed window and door to the rear garden.

### First Floor Landing

UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

11'5 x 8'4 (3.48m x 2.54m)

A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

11'1 x 7'7 (3.38m x 2.31m)

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

6'8 x 7' (2.03m x 2.13m)

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, bath with electric power shower above, part tiled walls, heated towel rail and UPVC double glazed window to the front aspect.

### Outside

To the front of the property is a lawned garden with mature shrubs, with a tarmac driveway leading to a detached garage, then gated access leads to the private and enclosed rear garden, which is mainly laid to lawn, with a patio seating area and fence boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

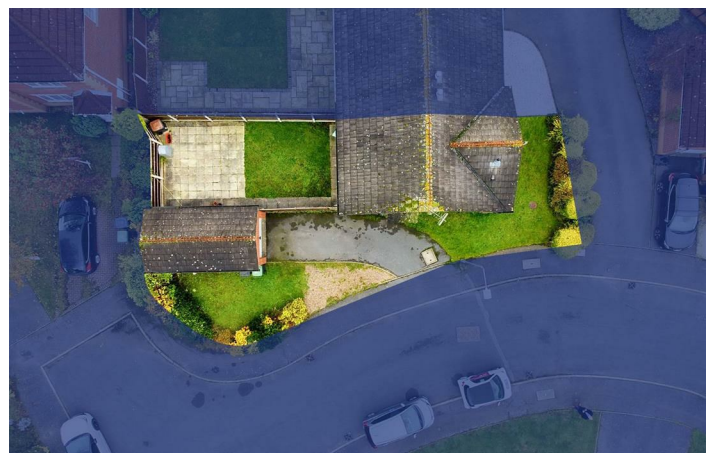
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

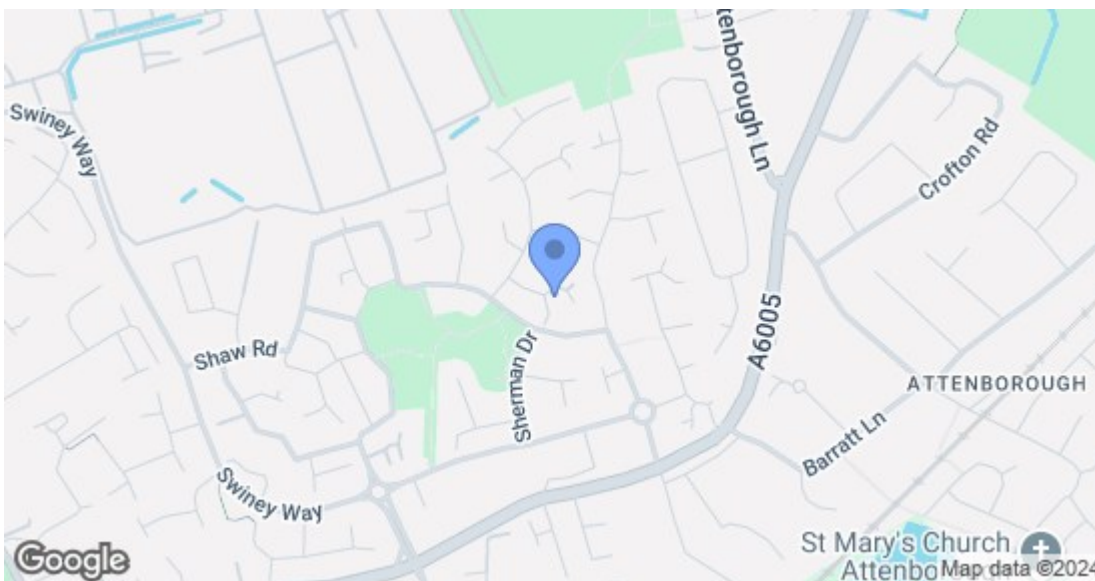
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.