Robert Ellis

look no further...

The Copse,
Chilwell, Nottingham
NG9 4FS

£270,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities, including schools, transport links, Beeston town centre and the A52 for further afield. This fantastic property is considered an ideal opportunity for a range of potential purchasers, including first time buyers, young professionals and families.

In brief, the internal accommodation comprises entrance hall, lounge/diner, kitchen and WC to the ground floor, with two good sized double bedrooms, further single bedroom and a bathroom to the first floor.

To the front of the property you will find a tarmac driveway with gated side access leading to the generous private and enclosed rear garden which includes tarmac and slate chipping patios, with a lawn and raised decking area beyond, range of stocked beds and borders, mature trees and shrubs, two brick built stores (both of which have power) and fence boundaries.

Having been upgraded throughout by the current vendors and offered to the market with the benefit of a light and airy versatile living space, uPVC double glazing and gas central heating throughout, the property is well worthy of an early internal viewing.

ENTRANCE HALL
uPVC double glazed front door, hardwood flooring, uPVC double glazed window to the side, radiator, stairs to the first floor, useful understairs storage cupboard and doors to the kitchen and lounge/diner.

LOUNGE/DINER
20'4" x 14'7" maximum measurments (6.22 x 4.45 maximum measurements)
uPVC double glazed window to the front, log burner with granite hearth and surround, radiator and uPVC double glazed French doors to the rear.

KITCHEN
11'0" x 10'2" (3.36 x 3.12)
Equipped with a range of wall, base and drawer units, granite work surfaces, one and a half bowl sink with drainer and a mixer tap, a gas range cooker with five burner gas hob and an extractor over, electric oven, integrated fridge/freezer, washer/dryer and dishwasher, tiled floor and splashbacks, heated towel rail, uPVC double glazed window to the rear, spotlights, a spacious pantry with uPVC double glazed window to the side, uPVC double glazed door to the side and door to the WC.

WC
A low flush WC, tiled flooring and half tiled walls, uPVC double glazed window to the side, spotlights, extractor fan and wall mounted combination boiler.

FIRST FLOOR LANDING
uPVC double glazed window to the side, loft hatch, two useful fitted storage cupboards and doors to the bathroom and bedrooms.

BEDROOM ONE
11'11" x 11'2" (3.64 x 3.42)
Wooden flooring, uPVC double glazed window to the front, fitted wardrobes and drawers, and radiator.

BEDROOM TWO
13'9" x 8'10" (4.2 x 2.71)
Wooden flooring, uPVC double glazed window to the rear, fitted wardrobe, radiator and spotlights.

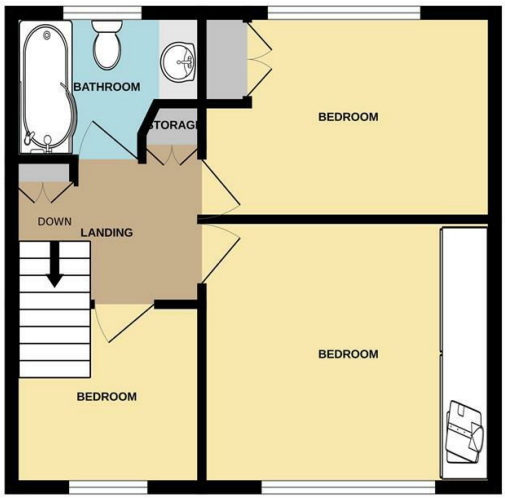
BEDROOM THREE
10'2" x 8'1" (3.1 x 2.48)
Wooden flooring, uPVC double glazed window to the front and radiator.

BATHROOM
Incorporating a three piece suite comprising panel bath with electric shower over, wash hand basin inset to vanity unit, WC, tiled flooring and walls, spotlights, extractor fan, underfloor warming, uPVC double glazed window to the rear, heated towel rail and heated mirror.

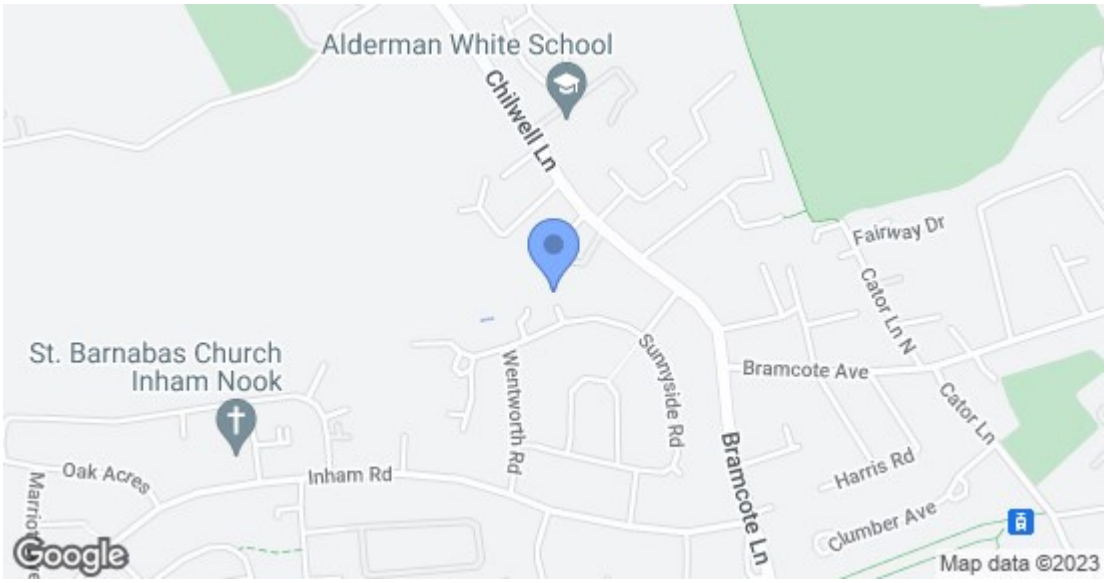
OUTSIDE
To the front of the property you will find a tarmac driveway with gated side access leading to the generous private and enclosed rear garden which includes tarmac and slate chipping patios, with a lawn and raised decking area beyond, range of stocked beds and borders, mature trees and shrubs, two brick built stores (both of which have power) and fence boundaries.

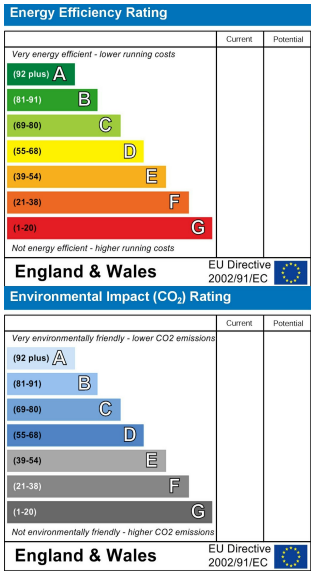
GROUND FLOOR

1ST FLOOR



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 ©2023





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888