

Robert Ellis

look no further...



Burton Drive,
Chilwell, Nottingham
NG9 5NS

£325,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



A spacious three-double bedroom detached house, with a garage.

Situated in this sought-after and convenient residential location, within easy reach of variety of shops and amenities including school, transport links, Beeston Town Centre, and Chilwell retail park, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families, and developers.

In brief the internal accommodation comprises: entrance hall, lounge diner, and extended kitchen to the ground floor, with three good sized bedrooms, family bathroom, and WC to the first floor.

To the front of the property, you will find a lawned garden with a range of mature trees and shrubs, a driveway for off-road parking, and gated side access leading to the generous, well established rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, pond, useful storage shed and fence boundaries.

Offering great potential for the incoming purchasers to upgrade, reconfigure, and extend subject to the relevant planning consents, and benefiting from UPVC double glazing and gas central heating throughout, An early internal viewing comes highly recommended.



Entrance Hall

UPVC double glazed entrance floor, stairs leading to the first floor landing, useful under stair cupboard, and doors to the kitchen, and lounge diner.

Lounge Diner

21'10" x 11'1" (6.66m x 3.4m)

A carpeted reception room with gas fire, UPVC double glazed bay window to the front, radiator, UPVC double glazed sliding doors to the lean-to.

Kitchen

13'8" x 10'3" (4.17m x 3.14m)

An extended kitchen with work surfaces, sink and drainer unit, space for a cooker, and fridge freezer, plumbing for a washing machine, pantry, wall mounted 'Worcester' combination boiler, UPVC double glazed window to the rear, and UPVC double glazed door to the side.

First Floor Landing

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

Bedroom One

12'4" x 10'5" (3.78m x 3.2m)

A carpeted double bedroom with built-in wardrobes, UPVC double glazed window to the front, and radiator.

Bedroom Two

10'5" x 9'3" (3.2m x 2.82m)

A carpeted double bedroom with UPVC double glazed window to the rear, built-in wardrobe, and radiator.

Bedroom Three

11'2" x 7'10" (3.41m x 2.4m)

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

Bathroom

Comprising: shower, pedestal wash hand basin, tiled splashbacks, vinyl flooring, UPVC double glazed window to the side, and a built-in storage.

Separate WC

Fitted with a low level WC and UPVC double glazed window to the side.

Outside

To the front of the property, you will find a lawned garden with a range of mature trees and shrubs, a driveway for off-road parking, and gated side access leading to the generous, well established rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, pond, useful storage shed and fence boundaries.

Garage

17'5" x 7'9" (5.31m x 2.38m)

Up and over garage door to the front, light and power.

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

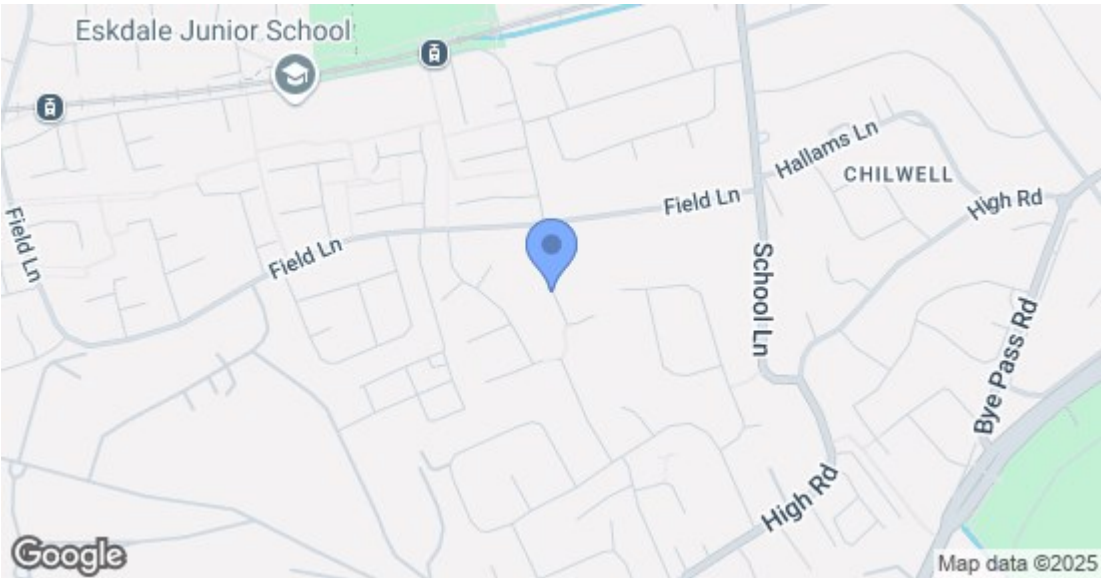
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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.