



Harris Road,  
Chilwell, Nottingham  
NG9 4FD

**£215,000 Freehold**



Robert Ellis are please to bring to the market this traditional extended to the rear, two-bedroom semi-detached house, situated in this popular and established residential cul-de-sac location situated only a short distance from Beeston town centre.

With accommodation over two floors, the ground floor comprises entrance hall with useful under stairs storage space, generous size living room, central dining kitchen and family room. The first floor landing then provides access to two bedrooms and a bathroom.

Other benefits of the property include a recent re-roofing of the property which was completed in April 2025, recently installed gas fired central heating system (approximately 18 months ago) and an upgrade the electrics throughout the property (approximately 2 years ago). There is also a driveway leading down the left hand side of the property to a detached garage, as well as a generous size garden with summerhouse to the rear of the plot.

Although requiring some general modernisation and improvement, we believe the property's location will be ideal to both first time buyers and young families alike, with nearby schooling for all ages, as well as the shops, services and amenities which can be found in Beeston town centre.

There is also easy access to good transport links to and from the surrounding area, including bus services, tram stops, as well as the A52 linking directly to the M1 and further afield.

We highly recommend an internal viewing.



### Entrance Hall

8'11" x 5'2" (2.73 x 1.60)

UPVC panel and double glazed front entrance door with double glazed window to the side of the door. Staircase rising to the first floor. Telephone point, laminate flooring, coat pegs. Archway leading through to a useful under stairs storage space which could double up as an office space.

### Under Stairs Storage/Office

Double glazed window to the side (with fitted blinds), laminate flooring, radiator, power points, wall light point.

### Living Room

15'0" x 10'7" (4.58 x 3.25)

Double glazed window to the front (with fitted blinds), radiator, coving, decorative ceiling rose, media points, feature Adam-style fire surround with decorative tiled insert and hearth, housing a four bar gas fire. Wall light points, panel and glazed door to the dining kitchen.

### Dining Kitchen

16'6" x 9'1" (5.04 x 2.77)

Spanning full width of the property, there are fitted and matching base and wall storage cupboards and drawers to either side of the room, with display corner shelving, glass fronted crockery cupboards, pull-out drawers, as well as a good wealth of worktop space with the left hand side incorporating a fitted one and a half bowl sink unit with draining board and central swan-neck mixer tap, as well as a fitted four ring gas hob with extractor over and oven beneath. Plumbing for a washing machine, double glazed window to the side (with fitted roller blind), breakfast bar or space for under-counter kitchen appliances, ample space for dining table and chairs, radiator, coving, tiled floor. Archway opening through to the family room.

### Family Room

9'8" x 7'7" (2.96 x 2.33)

Double glazed windows to the left hand side and rear (with fitted roller blinds), additional panel and stained glass window to the right hand side (not double glazed), panel and double glazed exit door to the garden (with fitted inset blind), decorative coving, laminate flooring.

### First Floor Landing

Doors to both bedrooms and bathroom. Double glazed window to the side (with fitted blinds), loft access point to an insulated loft space.

### Bedroom One

11'11" x 11'5" (3.65 x 3.50)

Double glazed window to the front (with fitted blinds), built-in double wardrobe with shelving, radiator, decorative coving, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, telephone point, useful over stairs storage space with shelving, double glazed window to the front.

### Bedroom Two

12'5" x 8'0" (3.81 x 2.46)

Double glazed window to the rear (with fitted blinds), radiator, coving.

### Bathroom

8'5" x 8'0" (2.58 x 2.45)

Three piece suite comprising bath with folding glass shower screen and electric shower over, wash hand basin, low flush WC. Partial wall tiling coupled with panelling to dado height, double glazed window to the rear, radiator.

### Outside

To the front of the property there is a lowered kerb entry point providing access to a driveway which leads down the left hand side of the property which in years gone by has been purchased separately allowing for access down the side to the garage, external water tap. The front is designed for straightforward maintenance being paved with access to the front entrance door with an external lighting point to the side of the door.

### To The Rear

The rear garden is enclosed and is of a good overall proportion with an initial decked and patio entertaining space with pedestrian gated access leading back onto the driveway and towards the garage. The garden continues beyond the patio to an "L" shaped garden lawn with planted borders either side housing a variety of bushes, shrubs, plants and decorative stone chippings. A stepping stone pathway provides access to the foot of the plot where you will find an additional patio area, as well as a pitched roof timber summerhouse. Within the garden there is an external lighting point, side pedestrian door originally providing access to the garage.

### Detached Garage

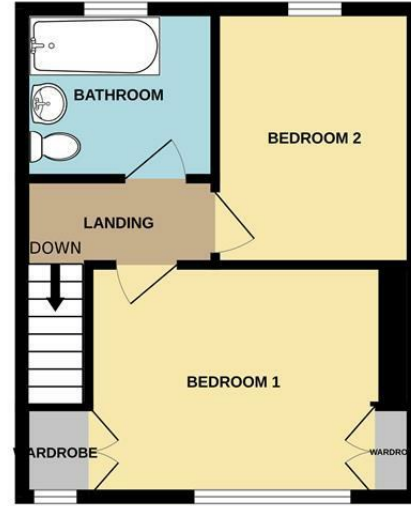
Double opening doors to the front, window, provision for door to the side.



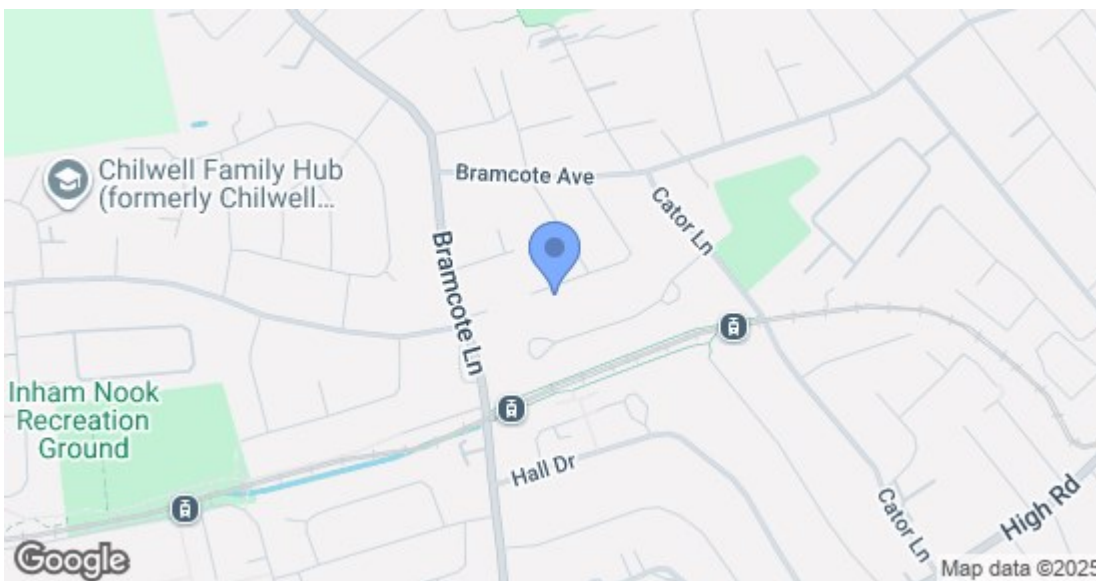
GROUND FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(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	

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