Robert Ellis

look no further...

Mottram Road,
Chilwell, Nottingham
NG9 4EZ

£245,000 Freehold

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A immaculately presented and spacious two double bedroom semi-detached house.

Enjoying this popular and convenient residential location, readily accessible for a variety local shops and amenities including schools, transport links and Beeston Town Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, downstairs WC, lounge, dining room and extended kitchen to the ground floor with two good sized double bedrooms and bathroom to the first floor.

To the front of the property you will find a blocked paved driveway, hedge fencing and gated side access that leads to the private and enclosed rear garden which is primarily lawned and features a raised decked area beyond with built in seating and a herb garden, useful storage shed, mature cherry tree and fence boundaries.

Having been upgraded by the current vendor and offered to the market with the benefit of UPVC double glazing and new gas central heating throughout, a versatile living space and ready to move in condition this great property is well worthy a early internal viewing in order to be fully appreciated.

Entrance Hall
With a composite entrance door, two radiators, stairs to the first floor, laminate flooring, UPVC double glazed window to the side and doors to the lounge and WC.

Downstairs WC
Fitted with a low level WC, pedestal wash hand basin, tiled walls and UPVC double glazed window to the side.

Lounge
14'9" x 10'9" (4.5m x 3.28m)
With laminate flooring, UPVC double glazed window to the front, gas fire with Adam-Style mantle, radiator and opening to the dining room.

Dining Room
13'5" x 8'11" (4.1m x 2.72m)
A carpeted room with radiator, fitted cupboards, door to the boiler room housing the new Worcester combination boiler and a window and door to the extended kitchen.

Kitchen
15'0" x10'9" (4.59m x3.29m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over, tiled flooring, integrated dishwasher, plumbing for a washing machine, space for a fridge freezer, useful kitchen island with breakfast bar, radiator, spot lights to ceiling, underfloor heating and double glazed French doors and window to the rear.

First Floor Landing
with a loft hatch, UPVC double glazed window to the side, radiator and doors to the bathroom and two bedrooms.

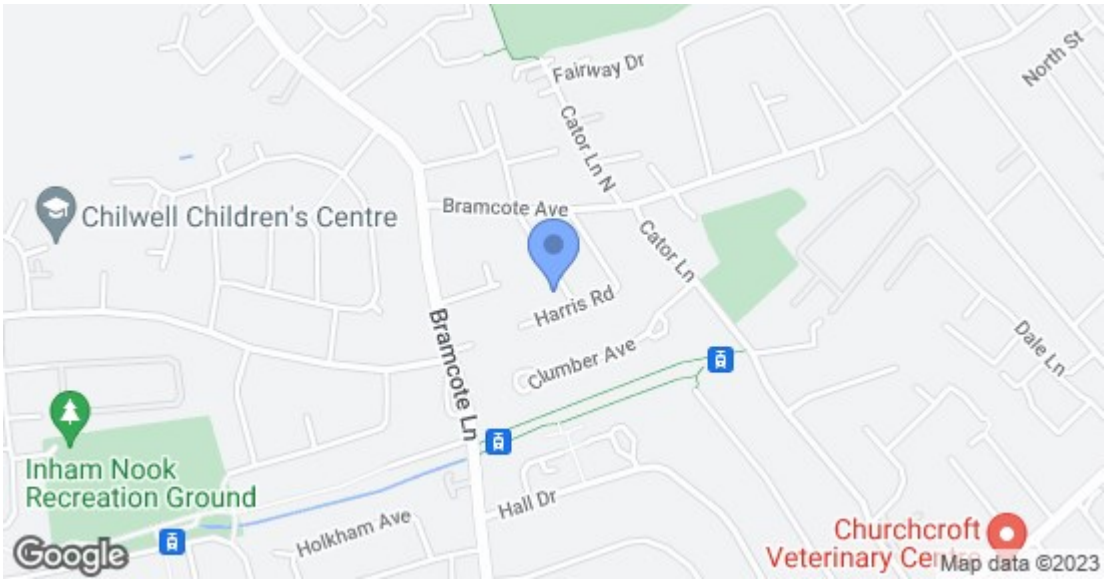
Bedroom One
14'6" x 11'5" (4.42m x 3.5m)
A carpeted double bedroom with UPVC double glazed window to the front, fitted wardrobes and radiator.

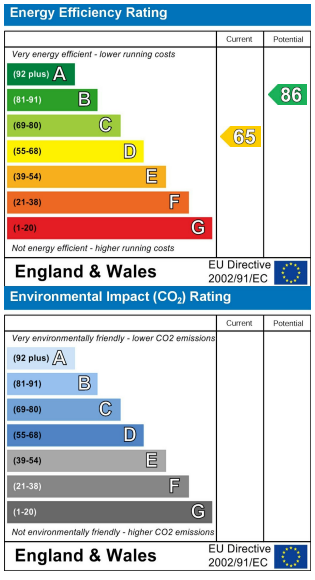
Bedroom Two
12'5" x 8'1" (3.81m x 2.48m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
8'6" x 8'0" (2.6m x 2.45m)
Incorporating a four piece suite comprising; panelled bath, shower, wash hand basin, WC, tiled flooring and splashbacks, underfloor heating, heated towel rail, spot lights, extractor fan and UPVC double glazed window to the rear.

Outside
To the front of the property you will find a blocked paved driveway, hedge fencing and gated side access that leads to the private and enclosed rear garden which is primarily lawned and features a raised decked area beyond with built in seating and a herb garden, useful storage shed, mature cherry tree and fence boundaries.

Council Tax Band
Broxtowe Borough Council Band B





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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