Robert Ellis

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High Road
Chilwell, Nottingham NG9 4AT

A traditionally styled three bedroom semi-detached house with garage offered to the market with no upward chain.

£335,000 Freehold

A traditional three bedroom semi detached property, ideal for a variety of purchasers including first time buyers, young families or anyone looking to relocate to this popular residential location.

Conveniently located within close proximity of a variety of local amenities including shops, schools both primary and secondary, public houses and playing fields. there is also the advantage of transport links including bus and tram routes in and around the city both within walking distance.

In brief, the internal accommodation comprises: Entrance porch, entrance hall, dining room, living room and kitchen to the ground floor. Rising to the first floor are three bedrooms, a bathroom and separate WC.

The property benefits from a lawned front garden with a pathway to the front door, a spacious lawn and side access to the rear garden. The rear garden is primarily lawned with mature shrubs and hedged boundaries. Access to the rear driveway and garage.

Offered to the market with the benefit of no chain, an early internal viewing comes highly recommended.

Entrance Porch
UPVC double glazed French doors lead through to entrance porch.

Entrance Hallway
Inner door leads through to carpeted entrance hall with radiator and access to storage cupboard.

Dining Room
12'0" x 13'5" (3.672 x 4.102)
Carpeted room with radiator, electric fire and UPVC double glazed bay window to the front aspect.

Living Room
12'0" x 12'6" (3.678 x 3.832)
Carpeted room with radiator, electric fire and UPVC double glazed sliding door to the rear.

Kitchen
6'9" x 8'10" (2.065 x 2.704)
With wall, base and drawer units with worksurfaces over, inset sink with drainer. Integrated gas hob with electric oven. Space and fittings for freestanding fridge, freezer and washer dryer. Access to under stairs pantry housing the newly installed wall mounted boiler. UPVC double glazed window to the side aspect and door to the rear porchway.

Rear Porch
UPVC double glazed door to the rear garden and access to coal shed (2.02 x 0.84)

First Floor Landing
With access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One
12'0" x 13'2" (3.669 x 4.035)
Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

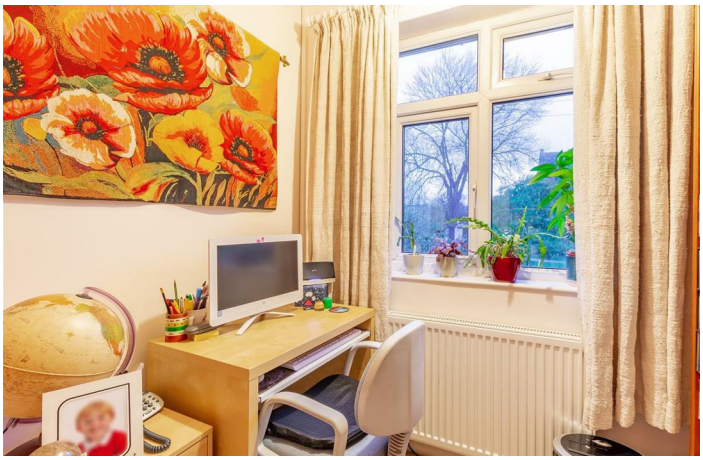
Bedroom Two
12'0" x 12'6" (3.666 x 3.830)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

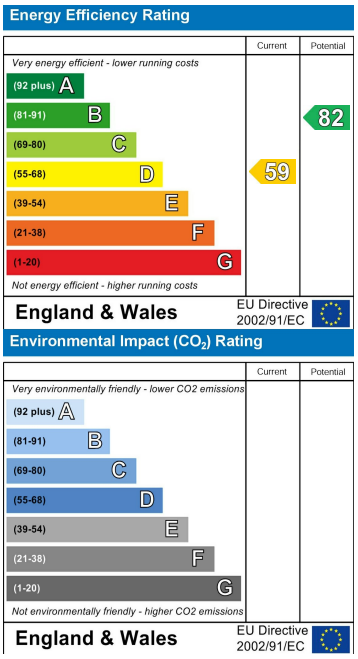
Bedroom Three
6'10" x 8'0" (2.098 x 2.442)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bathroom
With bath, sink, cupboard housing water tank and UPVC double glazed window to the rear aspect.

Separate WC
With WC and UPVC double glazed window to the side aspect.

Outside
To the front of the property is a lawned garden with a pathway leading to the front door. Spacious lawn side access to the rear garden, which is primarily lawned with mature shrubs and hedged boundaries. Access to the rear driveway and garage.





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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