



Field Lane  
Chilwell, Nottingham NG9 5FJ

**£500,000**

An extended and much improved four bedroom detached house.



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Offering a stylish and versatile interior with quality fixtures and fittings throughout this excellent house has an open plan kitchen/diner, an impressive orangery overlooking the garden and a ground floor en-suite bedroom.

In brief, the bright and appealing interior comprises: Spacious entrance hallway, kitchen/diner, utility, orangery, sitting room and en-suite bedroom to the ground floor. Rising to the first floor are three further good sized bedrooms and a bathroom.

Outside the property occupies a generous plot with a primarily lawned front garden and a driveway with garage beyond. To the rear the property has an enclosed and landscaped garden with a hot tub.

Conveniently situated for local schools, shops and excellent transport links, this great property would make a fabulous family home though would appeal to a variety of potential purchasers.



### Hallway

16'11" x 8'5" (5.16 x 2.57)

A composite double glazed entrance door with flanking windows leads to a spacious hallway with laminate flooring, radiator and fitted cloaks cupboard.

### Kitchen/Diner

20'10" x 14'7" (maximum overall measurements) (6.37 x 4.46 (maximum overall measurements))

With a range of fitted wall and base units, worksurfacing with tiled splashbacks, breakfast bar, Range style cooker with gas hob, three electric ovens and extractor fan above, radiator and stairs off to first floor landing.

### Utility

10'9" x 5'7" (3.30 x 1.72)

With fitted wall and base units, worksurfacing with tiled splashbacks, one and a half bowl sink with flexible mixer tap, plumbing for a washing machine integrated fridge and freezer, integrated dishwasher, plinth heater and UPVC double glazed window and door to the exterior.

### Sitting Room

20'10" x 10'8" (6.37 x 3.26)

Being of generous proportions this bright and airy room with contemporary decor has three UPVC double glazed, two full height vertical radiators and a fuel effect gas fire with Adam style stone surround.

### Orangery

15'5" x 11'6" (4.70 x 3.51)

With UPVC double glazed windows and patio doors to the rear garden, inset ceiling spotlights and a feature roof lantern.

### Bedroom One

11'8" x 11'6" (3.56 x 3.53)

With UPVC double glazed window and electric heater.

### En-Suite

Incorporating a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with Creda shower over, fully tiled walls, wall mounted heated towel rail and extractor fan.

### First Floor Landing

With UPVC double glazed window and loft hatch.

### Bedroom Two

11'8" x 11'8" (3.57 x 3.56)

With UPVC double glazed window, radiator and mirror fronted fitted wardrobes.

### Bedroom Three

11'4" x 10'8" (3.47 x 3.27)

With UPVC double glazed window, radiator and mirror fronted fitted wardrobes.

### Bedroom Four

11'5" x 8'11" (3.48 x 2.73)

With UPVC double glazed window and radiator.

### Bathroom

With a four piece suite comprising WC and wash hand basin inset to vanity unit with electric de-misting mirror above with fitted blue tooth speakers, bath with shower handset, shower cubicle with mains controlled shower over, fully tiled walls, tiled floor, wall mounted heated towel rail, two UPVC double glazed windows and inset ceiling spotlights.

### Outside

To the front the property has a driveway providing ample car standing, PodPoint wall mounted electric car charger, garage and a primarily lawned garden with mature shrubs and trees. Gated access leads along the side of the property where there is a useful store housing the Worcester boiler and providing storage. To the rear the property has decking with an outside tap, power point and hot tub. The mature rear garden is primarily lawned with stocked beds and borders with mature shrubs and trees and a useful summer house.

### Garage

16'11" x 9'0" (5.16 x 2.75)

With remote controlled electric roller door to the front, light and power, tap and pedestrian door to the side.





TOTAL FLOOR AREA : 1728 sq.ft. (160.5 sq.m.) approx.

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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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			
		69	81
<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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