Robert Ellis

look no further...

Catt Close,
Beeston, Nottingham
NG9 6RG

£450,000 Freehold

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A spacious four-bedroom, detached property with modern décor throughout.

Situated in Chilwell, you are ideally placed with access to a wealth of local amenities including public houses, Chilwell Retail Park, supermarkets, healthcare facilities, schools, and transport links.

This great property would be considered an ideal opportunity for a wide range of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance porch, through to the entrance hall, living room, breakfast kitchen, dining room, family room, utility room, and guest cloakroom. Then rising to the first floor are four double bedrooms, bedroom one with en-suite and family bathroom.

Outside the property to the front is a lawned garden with footpath to the front door. The rear is then enclosed, with a paved seating area and lawned space. To the end of the garden is a driveway leading to the garage.

With the benefit of UPVC double glazing throughout and gas central heating this property is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed door through to the entrance porch with tiled flooring.

Entrance Hall
Secondary UPVC double glazed door through to the entrance hall with laminate flooring, radiator, and access to the under stairs storage cupboard.

Dining Room
10'4" x 8'5" (3.15m x 2.59m)
Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

Breakfast Kitchen
17'9" x 8'0" (5.42m x 2.45m)
Newly fitted with a range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven, dishwasher, and microwave. Space and fittings for freestanding fridge freezer. UPVC double glazed window and French doors to the rear garden.

Utility Room
6'9" x 5'9" (2.07m x 1.76m)
Wall and base units with work surfacing over and tiled splashbacks, inset sink with drainer. Space and fittings for freestanding appliances to include washing machine and dryer, extractor fan, UPVC double glazed window and door to the side aspect.

Guest Cloakroom
Low flush WC and wash hand basin, radiator, and extractor fan.

Living Room
14'9" x 11'3" (4.51m x 3.44m)
Laminate flooring, with radiator and UPVC double glazed window to the rear aspect.

Family Room
7'9" x 7'10" (2.37m x 2.41m)
Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

First Floor Landing
Access to the loft hatch and doors leading into the bathroom and four bedrooms.

Bedroom One
12'11" x 11'7" (3.95m x 3.54m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect. Access to the en-suite.

En-Suite
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and walk shower, fully tiled walls, radiator, extractor fan, and UPVC double glazed window to the front aspect.

Bedroom Two
13'7" x 10'2" (4.15m x 3.12m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Three
12'8" x 10'1" (3.87m x 3.08m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

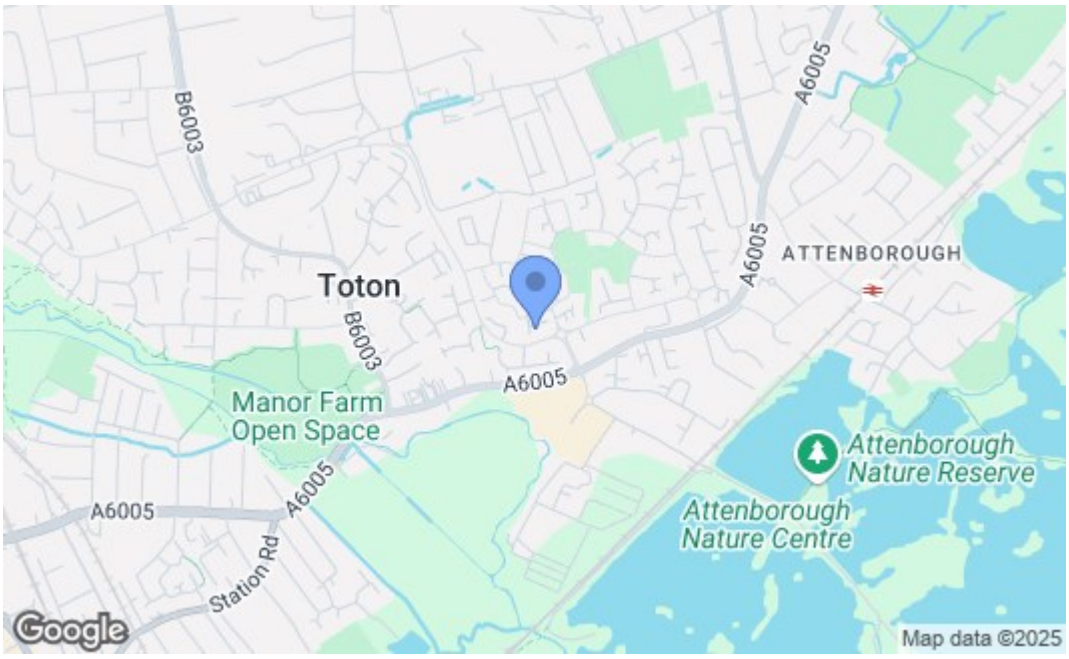
Bedroom Four
11'3" x 9'11" (3.45m x 3.03m)
A carpeted double bedroom, with radiator, fitted wardrobes, and UPVC double glazed window to the rear aspect.

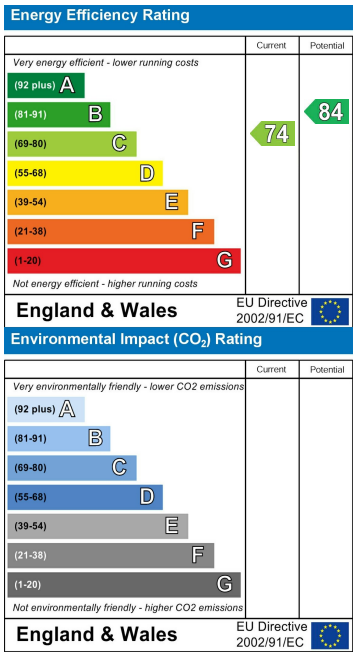
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, glass shower screen, fully tiled walls, radiator, UPVC double glazed window to the rear aspect and extractor fan.

Outside
To the front of the property is a lawn garden with mature shrubs and footpath to the front door. The rear is then enclosed with a paved seating area and lawned space and access to the garage and driveway.

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.





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