



Inham Road,
Chilwell, Nottingham
NG9 4FL

£265,000 Freehold



Located in Chilwell, this delightful semi-detached house on Inham Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious lounge diner provides ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The single bathroom is thoughtfully designed, catering to the needs of the household. The semi-detached nature of the property allows for a sense of privacy while still being part of a friendly community.

Chilwell is known for its excellent local amenities, including shops, schools, and parks, all within easy reach. The area boasts good transport links, making it convenient for commuting to Nottingham city centre and beyond.

This property presents a wonderful opportunity for those looking to settle in a vibrant neighbourhood with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this semi-detached house on Inham Road is certainly worth considering.



Entrance Hall

With a composite entrance door, stairs to the first floor, useful under stairs storage cupboard, radiator and doors to the WC, kitchen and lounge diner.

Lounge Diner

18'5" x 13'9" (5.63m x 4.21m)

With parquet flooring, electric fire with Adam style mantle, radiator, and UPVC double glazed bay window to the front.

Kitchen

12'0" x 10'9" (3.67m x 3.3m)

Fitted with a range of modern 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 air filter over, integrated dishwasher, fridge and washing machine, breakfast bar, radiator, two UPVC double glazed windows, and UPVC double glazed door to the rear.

Downstairs WC

Fitted with a high flush WC, wash-hand basin inset to vanity unit, and UPVC double glazed window to the rear.

First Floor Landing

With UPVC double glazed window to the side, loft-hatch, storage cupboard housing the Baxi combination boiler, and doors to the bathroom and three bedrooms.

Bedroom One

13'9" x 11'1" (4.21m x 3.38m)

A carpeted double bedroom with radiator, UPVC double glazed window to the front and built-in wardrobe.

Bedroom Two

10'10" x 10'0" (3.31m x 3.06m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three

10'10" x 8'7" (3.31m x 2.62m)

A carpeted bedroom with UPVC double glazed window to the front.

Bathroom

Incorporating a three-piece suite comprising panelled bath

with mains control shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, laminate flooring, extractor fan, heated towel rail, spotlights and UPVC double glazed window to the rear.

Garden Office

10'10" x 6'11" (3.31m x 2.11m)

An insulated garden office with power, lighting and broadband, UPVC double glazed window to the front and side, and UPVC double glazed French doors.

Outside

Outside you will find a lawned garden with mature trees and shrubs to front and side with fence boundaries and gated side access leading to the well-maintained rear garden which includes a paved patio overlooking the lawn beyond, stocked borders, mature trees, two brick-built stores and fence boundaries.

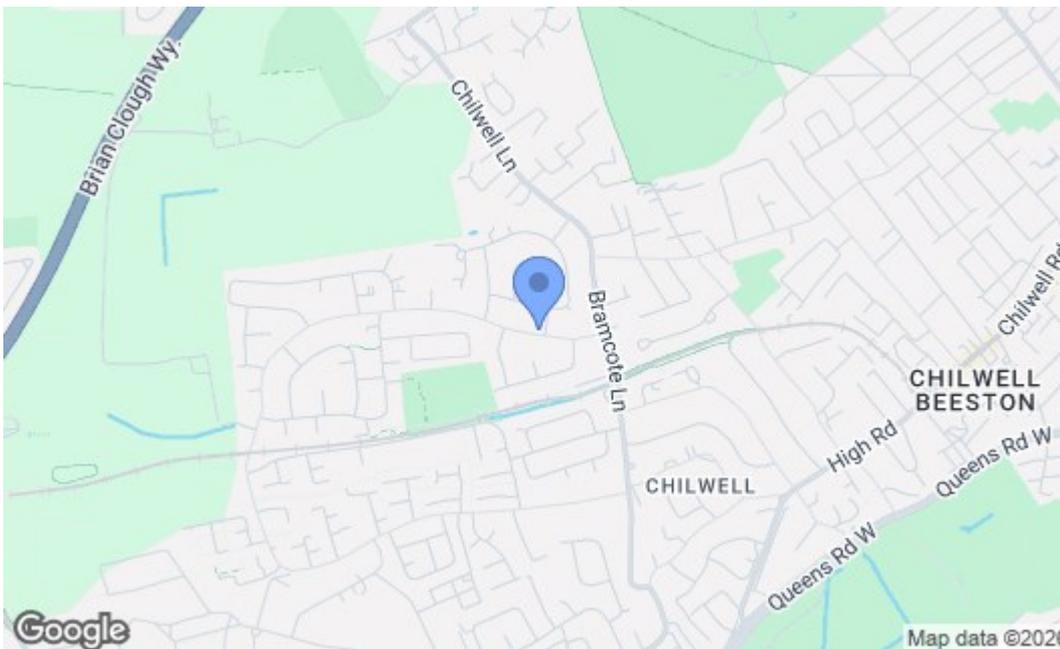
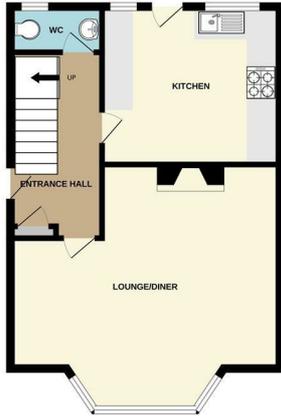




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
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		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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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.