Robert Ellis

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Hall Drive,
Chilwell, Nottingham
NG9 5BX

£310,000 Freehold

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A beautifully presented extended 1930's three-bedroom semi-detached house.

Having been well-maintained and upgraded by the current vendors during their occupation, this excellent house has extension to the rear, creating a larger kitchen and a garden room.

In brief the internal accommodation comprises a generous entrance hall, open plan lounge diner, kitchen, and garden room, rising to the first floor are three bedrooms and a modern shower.

Outside the property occupies a good-sized plot, with an established front walled garden, shared drive to the side with the garage beyond, and to the rear there is an impressive private landscaped garden.

Occupying a sought-after and established residential location, conveniently situated for local schools, shops, parks and excellent transport links, this property will appeal to a variety of potential purchaser, but is considered an ideal for a family.

Entrance Hall
A composite entrance door, UPVC double glazed window to the side, radiator, stairs off to first floor landing.

Lounge Diner
21'9" x 11'9" (6.65m x 3.60m)
UPVC double glazed window to the front, and UPVC double glazed window to the rear, two radiators, electric fuel effect fire with Adam style mantle.

Kitchen
14'7" x 6'5" (4.45m x 1.96m)
With an extensive range of fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, induction hob, with extractor above, inset electric double oven and grill, integrated dishwasher, plumbing for a washing machine and space for a dryer, radiator, tiled flooring, UPVC double glazed window and useful under stairs cupboard.

Garden Room
10'1" x 6'7" (3.08m x 2.02m)
A composite double glazed door to the exterior, UPVC double glazed windows, feature roof light, tiled flooring, and radiator.

First Floor Landing
UPVC double glazed window to the side, and loft hatch.

Bedroom One
11'10" x 10'11" (3.62m x 3.33m)
UPVC double glazed window, radiator, and fitted cupboard.

Bedroom Two
10'11" x 10'5" (3.35m x 3.20m)
UPVC double glazed window, radiator, fitted wardrobe and dressing table.

Bedroom Three
7'1" x 7'0" (2.18m x 2.15m)
UPVC double glazed window, radiator, and fitted cupboard.

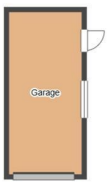
Shower Room
With modern fitments in white comprising: WC, wash-hand basin inset to vanity unit, shower cubicle with Aqualisa shower over, wall mounted heated towel rail, extractor fan, UPVC double glazed window.

Outside
To the front the property has a walled and established garden with shrubs and a lawn. To the side the property has a shared drive with the detached garage beyond. A pedestrian gate leads to the rear and enclosed garden which has been landscaped and comprises: patio with power point and outside tap, lawn, well stocked beds and borders with shrubs and trees, composite decking, and a shed.

Garage
17'7" x 8'1" (5.37m x 2.48m)
Up and over door to the front, pedestrian door to the side, light and power.

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 Permission obtained.
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
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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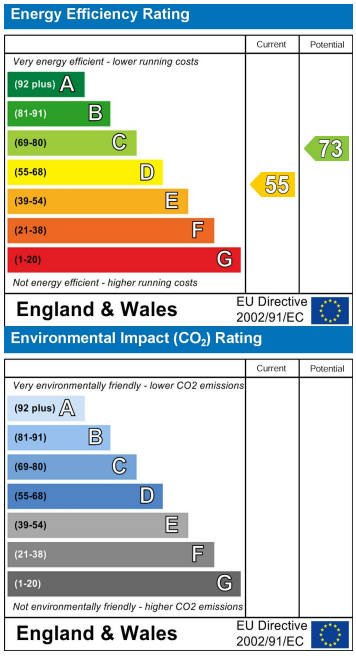

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