



School Lane,  
Chilwell, Nottingham  
NG9 5EH

**£325,000 Freehold**



A well presented, extended and versatile three bedroom semi detached house.

Likely to be of great appeal to a variety of potential purchasers, including a family looking for larger accommodation, this individual and attractive property offers generous reception spaces, complimented by modern fixtures and fittings throughout.

In brief, the stylish interior comprises entrance hall, dining room, kitchen, utility, lounge, rear hall and WC to the ground floor. Rising to the first floor is a master en-suite bedroom, two further bedrooms and a family bathroom.

Outside, the property has a drive to the front providing ample car standing and to the rear has a low maintenance landscaped garden with patio, summerhouse, shed and garden room (all of which have power).

Conveniently situated for easy access to local shops, excellent transport links such as bus routes and the NET tram, local schools and parks, this great property is well worthy of viewing.



## Entrance

A composite double glazed entrance door leads to the hallway with stairs off to the first floor landing.

## Sitting Room

12'10" x 13'11" (3.93m x 4.25m)

uPVC double glazed window, radiator, solid fuel burner mounted on a tiled hearth with Adam-style surround.

## Kitchen

16'0" x 9'4" (4.88m x 2.86m)

With an extensive range of fitted wall and base units, work surfacing with tiled splashback, one and a half bowl sink with mixer tap, induction hob with air filter above, inset electric oven and grill, plumbing for a dishwasher, inset ceiling spotlights, tiled flooring, useful understairs cupboard.

## Utility

16'7" x 6'11" (5.07m x 2.13m)

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with hot and cold taps, plumbing for a washing machine, two radiators, tiled flooring, uPVC double glazed window and door to the exterior, and a recently fitted new boiler.

## Lounge

20'11" x 10'11" (6.40m x 3.34m)

uPVC double glazed window and patio door leading to the rear garden, solid fuel burner, two radiators and inset surround sound speaker.

## Hallway

With double glazed doors to the exterior.

## Downstairs WC

Fitted with a WC, wall mounted wash-hand basin with tiled splashback, radiator, extractor fan.

## First Floor Landing

Loft hatch leading to the loft with power, velux window and radiator

## Bedroom One

13'11" x 12'11" (4.25m x 3.96m)

uPVC double glazed window, radiator, fitted wardrobes.

## En-Suite

Fitted with WC, wash hand-basin inset to vanity unit, double shower cubicle with mains controlled shower over, extractor fan, fully tiled walls, uPVC double glazed window, radiator.

## Bedroom Two

9'4" x 9'1" (2.87m x 2.78m)

uPVC double glazed window, and radiator.

## Bedroom Three

11'10" x 6'11" (3.61m x 2.13m)

Two uPVC double glazed windows, radiator with decorative cover.

## Bathroom

Fitted with a WC, pedestal wash-hand basin, bath with a mains controlled shower over, part tiled walls, uPVC double glazed window, radiator, extractor fan, inset ceiling spotlights.

## Outside

To the front, the property has a drive providing ample car standing and an electric car charger point. Gated access leads along the side of the property to the rear enclosed garden. To the rear, the property has a private garden with block paved patio, decking, synthetic grass, a tree and useful outbuildings comprising a shed (with power), summerhouse (with electric) and garden room (with electric).

## 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: Obtained by previous owner.

Accessibility/Adaptions: None

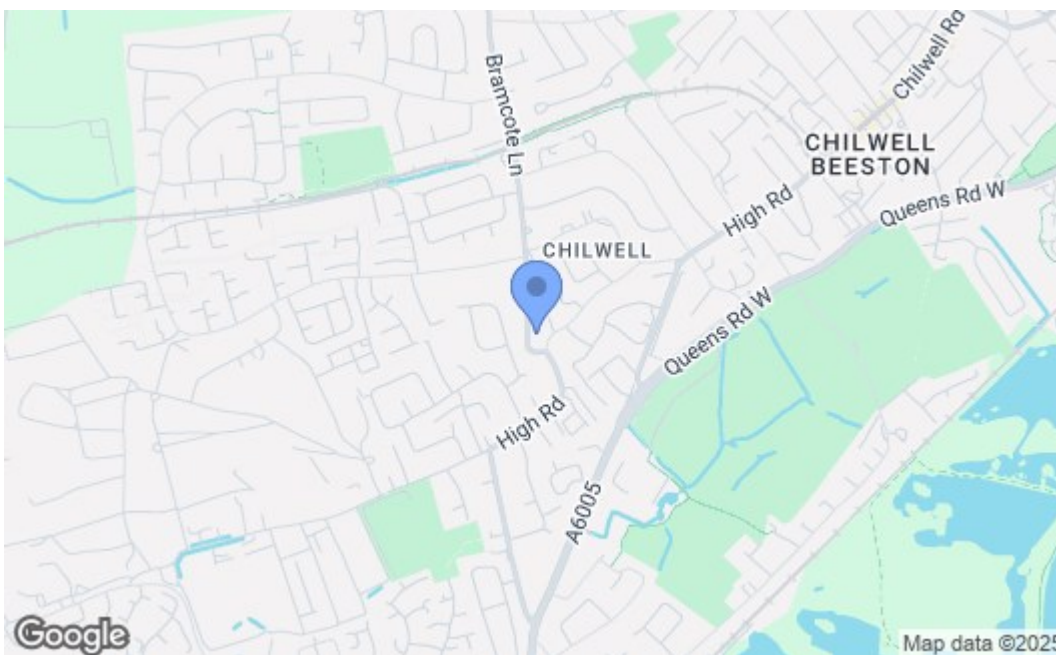
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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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