Robert Ellis

look no further. . .







9 Forester Close
Chilwell, Nottingham NG9 5GB

A REFURBISHED AND WELL PRESENTED
THREE BEDROOM SEMI DETACHED HOUSE

Offers In The Region Of
£250,000 Freehold

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A REFURBISHED AND WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE.

Benefiting from contemporary kitchen, bathroom, gas fired central heating and double glazing, the property has off-street car standing space and garage to the rear.

Internally, the accommodation briefly comprises entrance hallway, fitted breakfast kitchen with rear exit door and lounge. Rising to the first floor are three bedrooms and bathroom/shower and w.c.

Larger than anticipated rear gardens complement this attractive semi, standing in a popular cul de sac location, for which an early internal viewing comes highly recommended.





ENTRANCE HALL
Double glazed entrance door, stairs to the first floor and door to:

KITCHEN
12'3" x 11'2" (3.745 x 3.408)
A contemporary fitted kitchen in wood style wall and base cupboards with contrasting cream work surfacing and inset 1½ bowl sink unit with mixer tap; integrated gas hob with glass and stainless steel splashback and extractor; ceramic tiled floor, integrated split level electric oven and microwave; radiator, breakfast bar, double glazed window to the front and double glazed rear exit door.

LOUNGE
16'11" x 11'5" (5.165 x 3.495)
With radiator, feature fireplace, UPVC double glazed picture window overlooking the rear garden, table and chair space and glazed door to entrance hall.

FIRST FLOOR LANDING
With built-in airing cupboard and access to all bedrooms and bathroom.

BEDROOM 1
10'7" x 10'5" (3.226 x 3.177)
With built-in wardrobes, central heating radiator, UPVC double glazed window to the front.

BEDROOM 2
11'4" x 10'0" (3.477 x 3.056)
Central heating radiator, UPVC double glazed window to the rear.

BEDROOM 3
8'5" x 6'9" (2.567 x 2.078)
Central heating radiator and UPVC double glazed window to the rear (currently used as a study.)

BATHROOM
Incorporating a contemporary white refitted three piece suite comprising vanity wash hand basin, low flush w.c. and 'P' shaped bath with arced splash panel screen, shower over, tiled wall splashbacks and UPVC double glazed window to the front.

OUTSIDE
Enjoying this head of cul de sac position with brick/block paved car standing space and driveway leading to a sectional concrete garage; shrub gardens to the front and enclosed lawn gardens at the rear incorporating a two phase lawn with steps; fenced, hedged and enclosed with shrubbery for enhanced privacy and slabbed patio area.

DIRECTIONAL NOTE
Proceeding out of Beeston on Middle Street, continuing from Chilwell Road, Beeston into High Road, Chilwell and take the right hand turning at the mini roundabout through the continuation of High Road into Chilwell Village, negotiating the Charlton and Cadland public house bends, turn right at Depot Corner, first right into Baskin Lane and right again into Forester Close where the property can be located down on the left hand.

Ref: 274pm



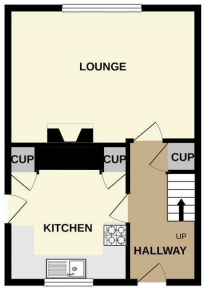




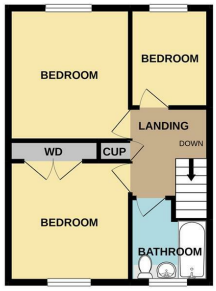




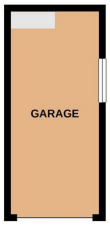
GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



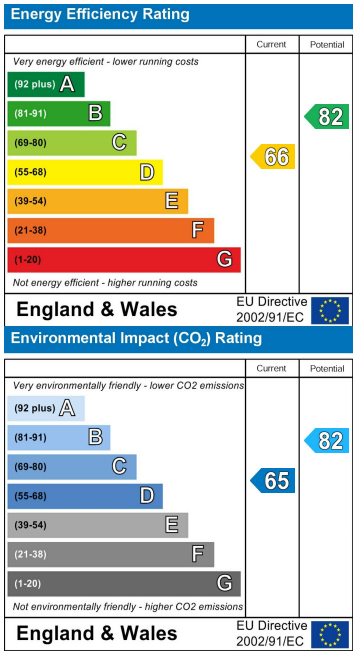
OUTBUILDING
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 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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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.

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