Robert Ellis

look no further...

Holmfield Road,
Chilwell, Nottingham
NG9 5GJ

£200,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Situated in the charming area of Chilwell, Nottingham, this delightful house on Holmfield Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy yet functional home.

The house features two spacious bedrooms, each designed to create a peaceful retreat at the end of the day. The bathroom is thoughtfully appointed, ensuring that your daily routines are both comfortable and efficient.

For those who value parking, this property includes parking, adding to the convenience of living in this desirable location.

Chilwell is known for its friendly community atmosphere and excellent local amenities, making it a wonderful place to call home. With easy access to transport links and nearby parks, this property is perfectly situated for both relaxation and exploration.

In summary, this charming house on Holmfield Road presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood in Nottingham. Don't miss the chance to make this lovely property your new home.

Entrance Hall
UPVC double glazed entrance door, laminate flooring, stairs to the first floor, radiator, and door to the lounge.

Lounge
14'6" x 12'11" (4.44m x 3.94m)
UPVC double glazed window to the front, laminate flooring, gas fire, radiator, and French doors to the kitchen diner.

Kitchen Diner
14'6" x 9'11" (4.43m x 3.03m)
Wall, base and drawer units, work surfaces, sink with drainer unit and mixer tap, integrated electric oven and hob with air filter over, space for a fridge and freezer, plumbing for a washing machine, vinyl flooring, tiled splashbacks, radiator, UPVC double glazed window to the side and rear, and UPVC double glazed sliding patio doors to the rear.

Landing
UPVC double glazed window to the side, loft hatch, and doors to the bathroom and two bedrooms.

Bedroom One
12'10" x 11'3" (3.92m x 3.43m)
A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front, and radiator.

Bedroom Two
10'0" x 7'2" (3.06m x 2.19m)
A carpeted double bedroom, fitted wardrobe, UPVC double glazed window to the rear and radiator.

Bathroom
Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash hand basin, WC, tiled splashback, radiator, UPVC double glazed window to the rear, spotlights and extractor fan.

Outside
To the front of the property you will find a small gravelled garden, and a driveway for off-road parking, and gated side access leading to the rear garden, where you find a concrete patio, overlooking the lawn beyond, stocked borders, and fence boundaries.

Garage
Up and over garage door, window 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 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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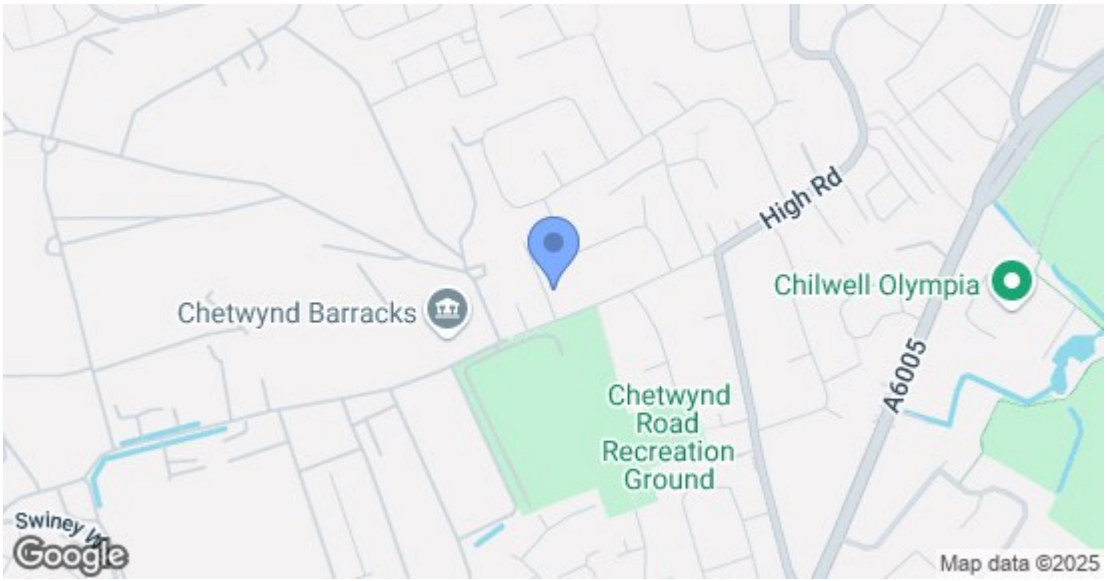

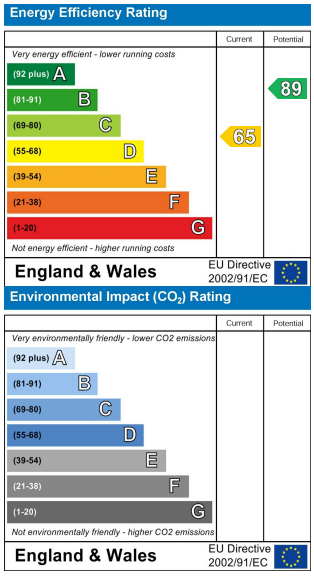

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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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