Robert Ellis

look no further...

Farm Road,
Chilwell, Nottingham
NG9 5DA

£345,000 Freehold

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In a popular and convenient location, you are well positioned for easy access to a wide range of local amenities including shops, restaurants, public houses, healthcare facilities and transport links, with the tram stop being within very close proximity.

With a large amount of potential this property would be considered an ideal opportunity for a range of buyers including growing families or anyone looking to relocate to Chilwell.

In brief the internal accommodation comprises; an entrance hall, lounge with open plan dining room and kitchen, conservatory and downstairs WC. Then rising to the first floor are three bedrooms and bathroom.

Outside to the front of the property is a driveway with ample parking for one car standing and lawned space. The enclosed rear garden is primary lawned with a paved seating area, shed and garage.

Having only ever had one owner this great property is offered to the market with gas central heating and UPVC double glazing throughout, and is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to a carpeted entrance hall, with radiator and UPVC double glazed window to the side aspect.

Lounge
12'11" x 11'11" (3.94m x 3.65m)
A carpeted reception room, with radiator, gas fire and UPVC double glazed bay window to the front aspect.

Dining Room
13'5" x 10'11" (4.09m x 3.35m)
Reception room, with hard wood exposed flooring, radiator, gas fire and internal French doors to the conservatory.

Conservatory
9'8" x 8'5" (2.97m x 2.58m)
Reception room, with tiled flooring and UPVC double glazed windows and sliding door out to the garden.

Kitchen
9'11" x 7'10" (3.03m x 2.41m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset gas hob and integrated electric oven. Space and fittings for freestanding appliances to include dishwaser, washing machine and dryer. UPVC double glazed window and door out to the rear garden.

Downstairs WC
Low flush WC and part tiled walls.

First Floor Landing
A carpeted landing space with UPVC double glazed window to the side aspect and access to the loft hatch.

Bedroom One
12'0" x 11'8" (3.66m x 3.57m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect.

Bedroom Two
11'8" x 11'0" (3.57m x 3.37m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

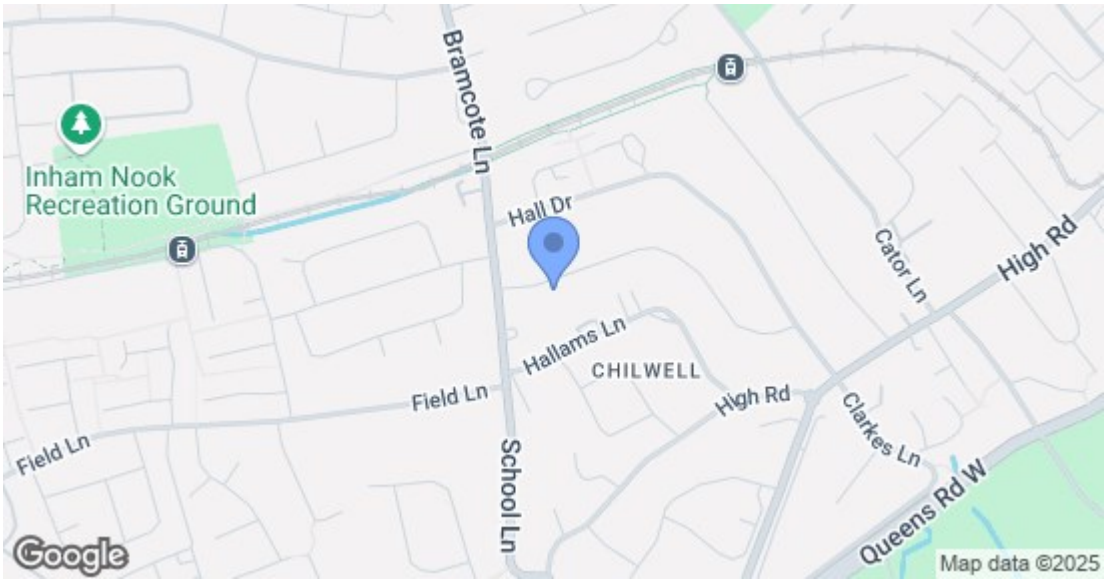
Bedroom Three
8'5" x 6'11" (2.58m x 2.12m)
A carpeted single bedroom, with radiator, fitted storage cupboard and UPVC double glazed window to the front aspect.

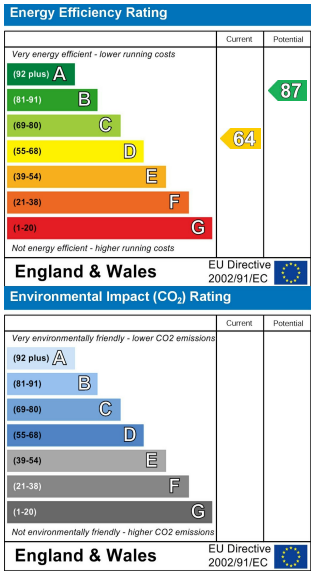
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, part tiled walls, vinyl flooring, radiator and UPVC double glazed window to the rear aspect.

Outside
To the front of the property is a lawned garden with mature shrubs and driveway with ample parking for one car standing, leading to the gated side access and garage. The rear garden is then primarily lawned, with a paved seating area, mature shrubs, a greenhouse, and two sheds.

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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