Robert Ellis

look no further...

Inham Road,
Chilwell, Nottingham
NG9 4FL

£299,950 Freehold

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A semi-detached property with loft conversion providing four well-proportioned bedrooms.

Occupying a corner position, well placed for a wide range of local amenities including Eskdale School, a range of local shops, doctors, dentist, and excellent transport links such as the A52 and the NET tram.

This fantastic property would be considered a great opportunity for young professionals, growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises, An entrance hall, open plan L shaped living dining room, kitchen, and utility space to the ground floor. Then rising to the first floor are three bedrooms and family bathroom. To the top floor is the main bedroom with en-suite.

Outside to the front of the property is a lawned garden and driveway with ample off-street parking for multiple cars with the garage beyond, and gated side access to the rear. This is primarily lawned with a paved seating area and shed.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing

Entrance Hall
UPVC double-glazed door through to the entrance hall with vinyl flooring and radiator.

Living Dining Room
22'4" x 13'0" (6.83m x 3.97m)
A spacious L shaped living room, with parquet flooring, electric fireplace, two radiators and two UPVC double-glazed windows to the rear aspect.

Kitchen
12'9" x 11'5" (3.89m x 3.50m)
A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset gas hob and integrated electric oven. Space and fittings for freestanding fridge freezer, UPVC double-glazed window to the front aspect and useful pantry cupboard.

Utility Space
Space and fittings for freestanding appliances to include washer dryer and freezer. Access to wc and large storage cupboard and UPVC double glazed door to the rear garden.

First Floor Landing
A carpeted landing space with UPVC double-glazed window to the front aspect.

Bedroom Two
12'11" x 11'6" (3.95m x 3.52m)
A carpeted double bedroom, with radiator and UPVC double-glazed window to the rear aspect.

Bedroom Three
12'7" x 10'5" (3.85m x 3.20m)
A carpeted double bedroom, with radiator and UPVC double-glazed window to the rear aspect.

Bedroom Four
8'6" x 7'10" (2.61m x 2.41m)
A carpeted single bedroom, with radiator, UPVC double-glazed window to the front aspect and storage cupboard housing the boiler.

Bathroom
7'8" x 5'6" (2.36m x 1.69)
Incorporating a three-piece suite comprising low flush WC, pedestal wash-hand basin, bath with electric power shower above, fully tiled walls, heated towel rail and two UPVC double-glazed windows to the side aspect.

Top Floor Landing
A carpeted landing with UPVC double-glazed window to the rear aspect.

Bedroom One
13'11" x 11'4" (4.25m x 3.47m)
A carpeted double bedroom, with radiator, useful storage cupboard and additional storage in the eves behind fitted wardrobes with sliding door access and UPVC double-glazed window to the rear aspect.

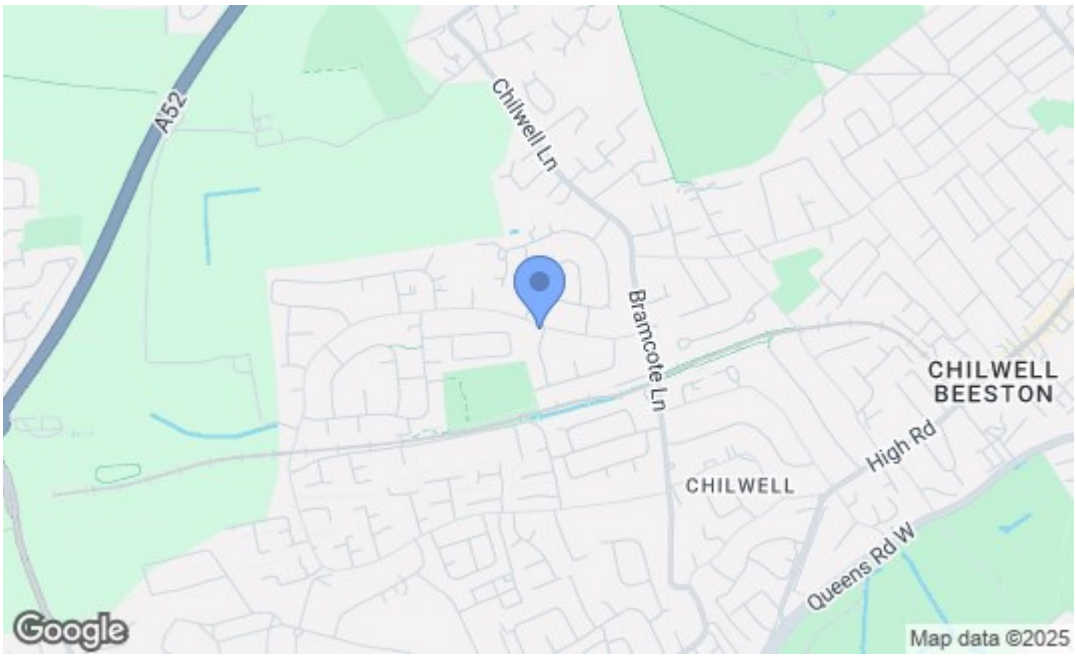
En-Suite
Incorporating a three-piece suite comprising low flush WC, pedestal wash-hand basin, walk in mains powered shower, part tiled walls and skylight window.

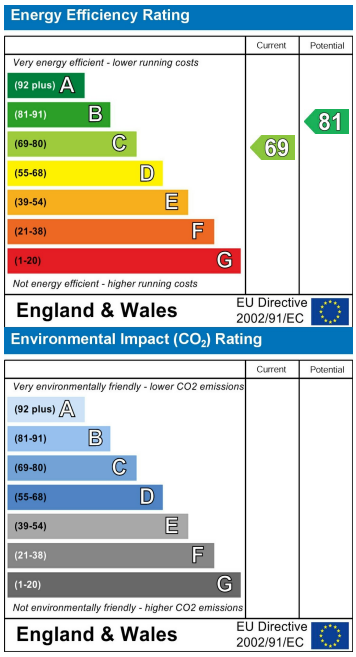
Outside
To the front is a lawned garden with a hedged boundaries and paved footpath to the front door and a pressed concrete driveway providing ample parking for multiple cars, with the detached garage. The rear is then primarily lawned with a paved seating area, brick built store shed with power, and fenced boundaries.

Garage
Up and Over door to the front, and window to the rear.

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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