



19 Hall Drive,
Chilwell, Nottingham
NG9 5BX

£250,000 Freehold



A FULLY RENOVATED, EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

Offering a bright and contemporary interior, incorporating a particularly appealing open plan kitchen/diner and living area to the rear with utility off and three good size bedrooms, this versatile home is likely to be of great appeal to a variety of potential purchasers.

In brief, the stylish interior comprises entrance hall, sitting room, dining room, kitchen/diner and utility to the ground floor and to the first floor are three good size bedrooms and a bathroom.

Outside, the property has a primarily lawned garden to the front and drive, with a further shared drive running along the side of the property to the garage and an enclosed and private rear garden with decking and lawn.

Available to the market with the benefit of chain-free vacant possession and being situated in a sought after and particularly convenient residential location, this great property is well worthy of viewing.



HALLWAY

Approached via wooden entrance door, radiator, UPVC double glazed window and stairs off to the first floor landing.

SITTING ROOM

13'0" x 11'10" (max overall measurements) (3.96m x 3.61m (max overall measurements))

UPVC double glazed window and radiator.

DINING ROOM

11'7" x 10'9" (3.55 x 3.3)

Laminate flooring and radiator.

KITCHEN/DINER

17'7" x 6'3" (5.36 x 1.92)

Wall and base units, working surfacing with splashback, single sink and drainer with mixer tap, inset electric hob with air filter above, integrated electric oven, laminate flooring, inset ceiling spotlights, UPVC double glazed window and patio doors leading to the rear garden.

UTILITY/W.C.

7'5" x 6'0" (2.27 x 1.85)

Wall and base units, work surfacing with splashbacks, single sink and drainer with mixer tap, radiator, laminate flooring, UPVC double glazed window and extractor fan.

FIRST FLOOR LANDING

UPVC double glazed window and loft hatch.

BEDROOM 1

11'8" x 10'11" (3.57 x 3.34)

UPVC double glazed window, radiator and a fitted cupboard housing the Vokera combination boiler.

BEDROOM 2

10'5" x 8'9" (3.20 x 2.68)

UPVC double glazed window and radiator.

BEDROOM 3

9'2" x 6'10" (2.8 x 2.10)

UPVC double glazed window, radiator and cupboard.

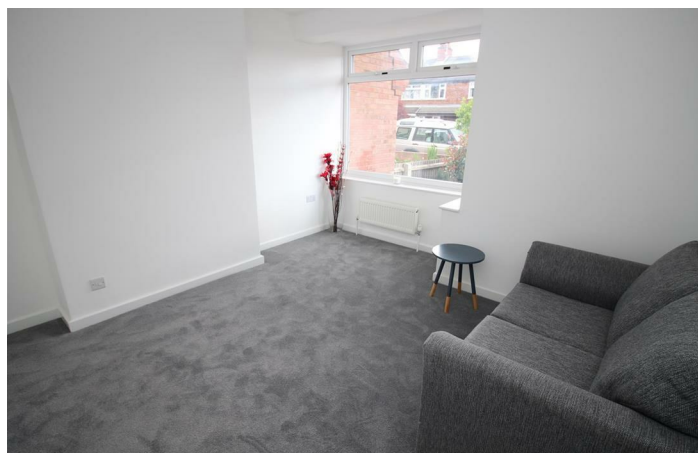
BATHROOM

With a modern suite in white comprising w.c., wash hand

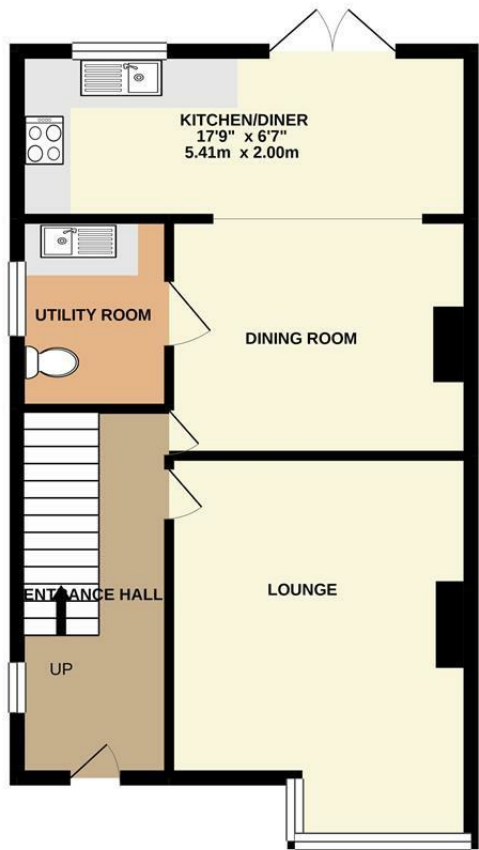
basin inset to vanity unit, bath with mains control overhead shower and further shower hand set., part tiled walls, wall mounted heated towel rail and UPVC double glazed window.

OUTSIDE

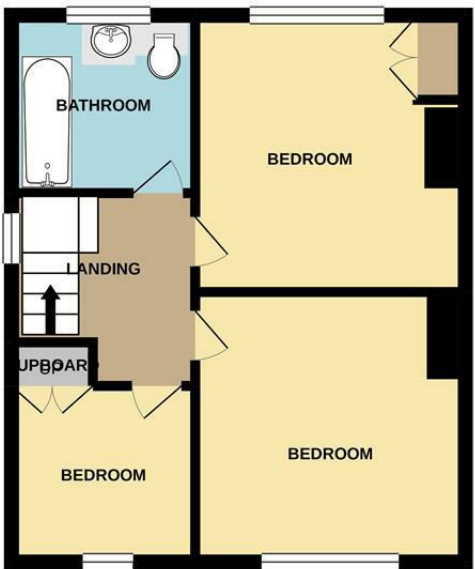
To the front of the property is a primarily lawned garden and a gravel drive providing car standing, with a further shared drive leading to the detached garage to the rear. The rear garden is enclosed with decking, gravel and a lawn area.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.