



**Moody Close  
Chilwell, Nottingham NG9 6RP**

A modern three bedroom semi-detached house with front and rear gardens and driveway with garage

**Offers In Excess Of**  
£225,000

0115 922 0888



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A modern three bedroom semi-detached house with front and rear gardens and driveway with garage to the side. Ideal for a range of potential purchasers including families, first time buyers, young professionals or investors looking to add to their rental portfolio.

Situated within a popular residential location and being conveniently placed for access to a wide range of local amenities including shops, restaurants, schools and Attenborough Nature Reserve and with easy access to bus routes in and around the city.

In brief, the internal accommodation comprises: Entrance hall, kitchen/diner, living room, conservatory WC to the ground floor. Rising to the first floor are three bedrooms, the master with en-suite and a family bathroom.

To the front of the property is a small garden space with mature shrubs and a driveway to the side leading to the garage. To the rear the garden is primarily lawned with a paved seating area and fenced boundaries.

An early viewing comes highly recommended.



### Entrance Hallway

Entrance door leads through to carpeted hallway with radiator and access to the under stairs storage cupboard.

### Kitchen/Diner

17'10" x 13'11" (5.436 x 4.246)

With wall, base and drawer units with worksurfaces over, inset sink with drainer and tiled splashbacks. Integrated appliances to include gas hob and electric oven. Space and fittings for freestanding appliances to include washer dryer, dishwasher and fridge/freezer. UPVC double glazed windows to the front and rear aspects.

### Living Room

10'1" x 15'4" (3.092 x 4.689)

Carpeted room with radiator, UPVC double glazed window to the front aspect and UPVC French doors to the conservatory.

### Conservatory

10'5" x 8'10" (3.185 x 2.705)

Tiled flooring with underfloor heating and UPVC French doors to the rear garden and UPVC doors to either side of the conservatory.

### WC

With wash hand basin and WC.

### First Floor Landing

With access to the loft hatch and UPVC double glazed window to the front aspect.

### Bedroom One

9'3" x 11'4" (2.832 x 3.456)

Carpeted room with radiator and UPVC double glazed window to the front aspect. Access to the en-suite:

### En-Suite

Incorporating a three piece suite comprising walk in mains powered shower with glass shower screen, wash hand basin and WC.

### Bedroom Two

13'11" x 7'7" (4.255 x 2.322)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

14'0" x 7'5" (4.291 x 2.285)

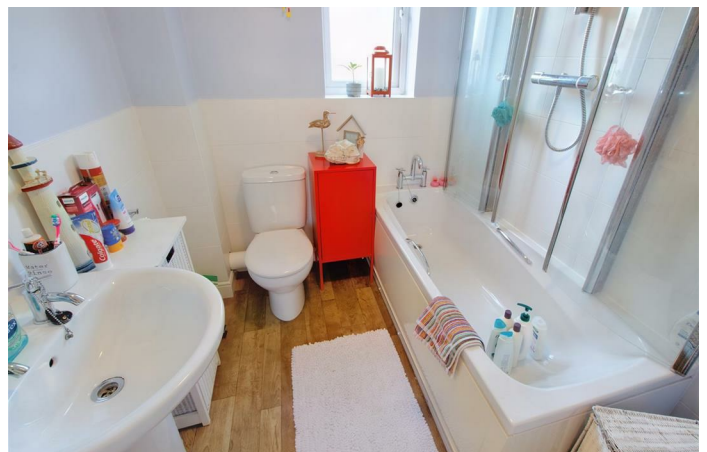
Carpeted room with radiator and UPVC double glazed window to the rear aspect. Access to cupboard housing the water tank.

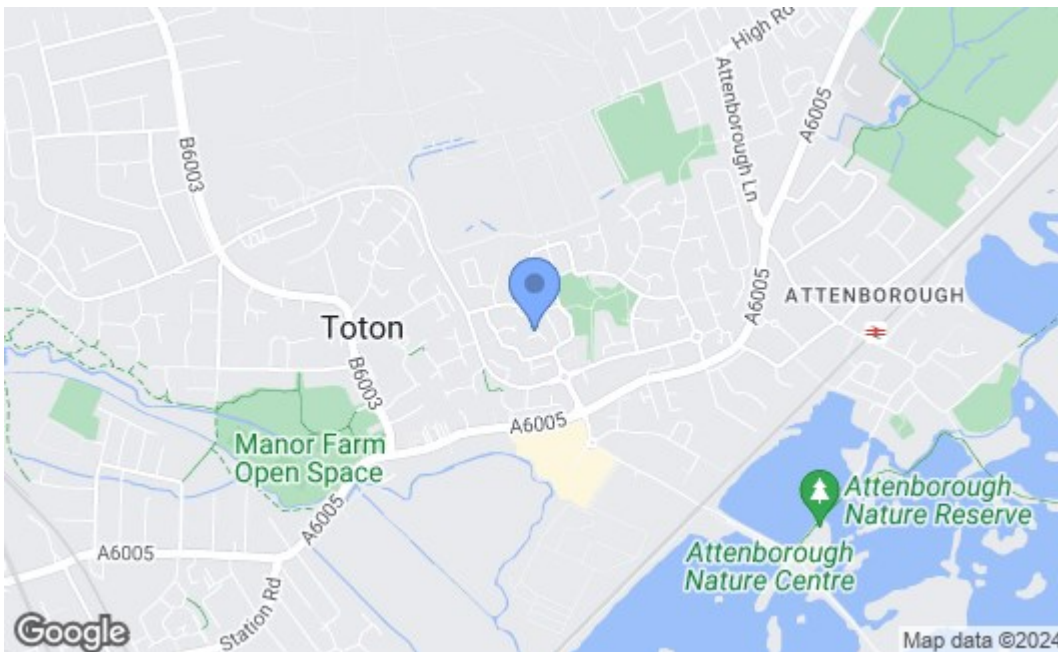
### Bathroom

Incorporating a three piece suite comprising bath, with mains powered shower over with glass shower screen, wash hand basin and WC.

### Outside

To the front of the property is a small garden space with mature shrubs and a driveway to the side leading to the garage. To the rear the garden is primarily lawned with a paved seating area and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.