



Perkins Way,
Chilwell, Nottingham
NG9 5JB

£370,000 Freehold

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A three-bedroom detached family home offering well-presented accommodation throughout.

Robert Ellis are pleased to bring to the market this deceptively spacious three bedroom detached family home constructed by Barratt Homes in 2012. The property is extremely well presented throughout with a new owner being able to move straight in. Standing on a corner plot the property has great stance and curb appeal from the road with the benefit of off street parking and access to a detached garage. We believe this property will have a high level of interest and an early bird viewing is highly recommended to secure this delightful property.

The property is constructed of an attractive facia brick to the external elevation all under a pitched tiled roof and derives the modern benefits of gas central heating with the boiler fitted in 2019 and double glazing throughout. In brief the accommodation comprises of an entrance hall with cloaks/w.c. off, spacious lounge with dual aspect windows to the front and side, dining room opening out into the kitchen with great amount of natural light due to the French doors leading to the garden and dual aspect windows to the front and side. To the first floor there are three good size bedrooms, two with fitted wardrobes and an en-suite to the master bedroom and the family bathroom with a three piece white suite. Outside there is a private enclosed garden with lawn and patio and side access to the detached garage. There is also a lean-to storage cupboard at the rear of the property.

Situated within a popular family location, conveniently placed for access to a range of local amenities including shops, restaurants, schools, public houses and within walking distance to Attenborough Nature Reserve. The property also provides easy access to bus links in and around the city and Beeston train station for journeys further afield.



Hallway

5'9 x 4'2 approx (1.75m x 1.27m approx)

Composite front entrance door, radiator, feature oak effect flooring and radiator.

Cloaks/w.c.

4'5 x 3'2 approx (1.35m x 0.97m approx)

Low flush w.c., radiator, pedestal wash hand basin, fuse box, tiled splashbacks and extractor fan.

Lounge

15'8 x 10' approx (4.78m x 3.05m approx)

Double glazed windows to the front and side, TV point and two radiators.

Dining Room

8' x 9'8 approx (2.44m x 2.95m approx)

UPVC double glazed windows to the front and side, French doors to the rear garden, oak effect flooring and radiator.

Kitchen

12'7 x 6'9 approx (3.84m x 2.06m approx)

A modern fitted kitchen with wall and base units with work surface over, electric oven with gas hob and extractor hood over, tiled splashbacks, double glazed window to the side, space for a free standing fridge freezer, wash and dryer, inset sink and drainer with mixer tap, understairs storage cupboard.

First Floor Landing

Radiator, loft access hatch and doors to:

Bedroom One

12'4 x 11'3 approx (3.76m x 3.43m approx)

Double glazed windows to the side and front, radiator and built-in wardrobes. Door to:

En-Suite

6'6 x 3'8 approx (1.98m x 1.12m approx)

Electric shower, low flush w.c., pedestal wash hand basin and part tiled walls, obscure double glazed window to the front, extractor fan and radiator.

Bedroom Two

9'9 x 7'9 approx (2.97m x 2.36m approx)

Double glazed windows to the front and side, built-in wardrobes, storage cupboard and radiator.

Bedroom Three

7'3 x 6'4 approx (2.21m x 1.93m approx)

Double glazed window to the side and radiator.

Bathroom

7'7 x 5'8 approx (2.31m x 1.73m approx)

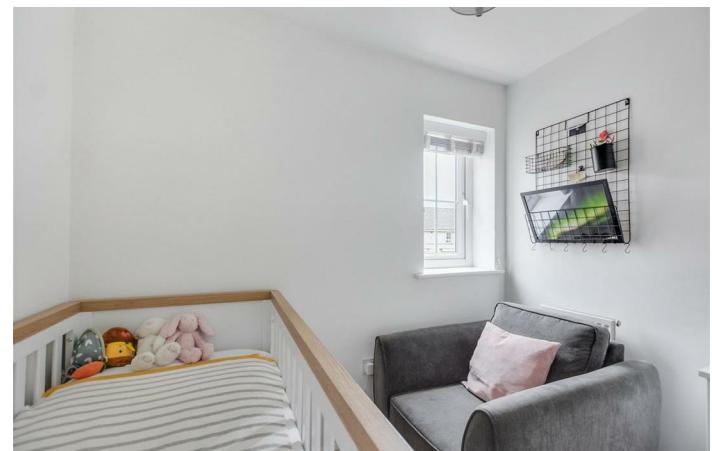
The bathroom comprises of a three piece suite with a panelled bath, pedestal wash hand basin, low flush w.c., radiator and part tiled walls, obscure double glazed window to the side and extractor fan.

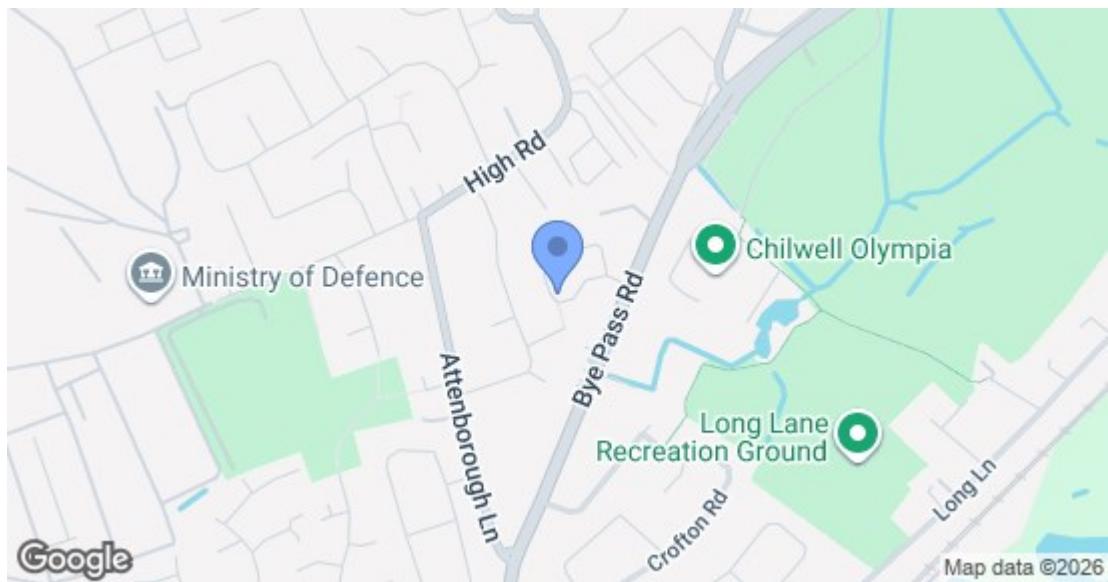
Outside

From the front the property has great stance and curb appeal, there are planted and dug borders to the front with a path to the front door and side access via a gate to the rear garden. The rear garden has a delightful lawn and patio area along with planted and dug borders, there is access to the detached garage from the side. To the rear there is a lean-to storage shed.

Garage

Up and over door, side access door.





| Energy Efficiency Rating | | |
|----------------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 90 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (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 | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (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.