Robert Ellis

*look no further. . .*

Cator Lane
Chilwell, Nottingham NG9 4BG

A traditional bay fronted three bedroom semi-detached house with off road parking and garage.

**Offers In The Region Of**

A traditional bay fronted three bedroom semi-detached house.

Situated in this sought after and convenient residential location within easy reach of a variety of local shops and amenities including schools, the A52 and transport links such as the NET tram, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, lounge, dining room and kitchen to the ground floor. Rising to the first floor are two good sized double bedrooms, a further single bedroom, bathroom and separate WC.

To the front of the property you will find a small lawned garden with stocked borders, fenced boundaries, a concrete driveway with car standing and gated side access leading to the rear where you will find a generous private and enclosed primarily lawned garden with a patio area, a range of mature trees and shrubs, fenced boundaries and a detached garage.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout and with no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.

Porch
With a UPVC double glazed front door with flanking windows, tiled flooring and door with flanking windows to the entrance hallway.

Entrance Hallway
With radiator, stairs to the first floor and doors to the kitchen, dining room and lounge.

Lounge
12'5" x 10'8" (3.79 x 3.27)
With UPVC double glazed bay window to the front and radiator.

Dining Room
12'2" x 11'5" (3.72 x 3.48)
With UPVC double glazed sliding patio doors to the rear and radiator.

Kitchen
8'9" x 7'10" (2.69 x 2.4)
With a range of wall, base and drawer units in white, worksurfaces, sink with drainer, tiled splashbacks, space for a gas cooker, plumbing for a washing machine, wall mounted Ideal combination boiler, UPVC double glazed window to the rear, UPVC double glazed door to the side and a pantry.

First Floor Landing
With UPVC double glazed window to the side and doors to the WC, bathroom and three bedrooms.

Bedroom One
12'7" x 12'3" (3.86 x 3.74)
With UPVC double glazed window to the rear and radiator.

Bedroom Two
12'4" x 10'9" (3.78 x 3.29)
With UPVC double glazed bay window to the front and radiator.

Bedroom Three
7'3" x 7'0" (2.23 x 2.15)
With UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a three piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin, tiled flooring and splashbacks, radiator, extractor fan, UPVC double glazed window to the rear and loft hatch.

WC
With low flush WC, tiled flooring and UPVC double glazed window to the side.

Outside
To the front of the property you will find a small lawned garden with stocked borders, fenced boundaries, a concrete driveway with car standing and gated side access leading to the rear where you will find a generous private and enclosed primarily lawned garden with a patio area, a range of mature trees and shrubs, fenced boundaries and a detached garage.

Garage
With an up and over garage door and window to the side.

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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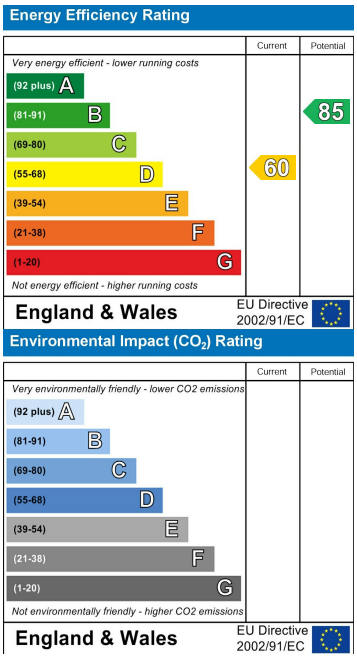


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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