



Farm Road,  
Chilwell, Nottingham  
NG9 5BZ

**£460,000 Freehold**



A four bedroom detached house with a garage.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities, including: schools, transport links, Beeston Town Centre and the A52 and M1, this fantastic property is considered an ideal opportunity for a range of potential purchasers including: young professionals and families.

In brief the internal accommodation, which is split over three floors comprises: entrance porch, entrance hall, lounge, and open plan kitchen diner to the ground floor, and to the first floor you will find three bedrooms and a family bathroom, and to the second floor you find the primary bedroom.

To the front of the property you will find a concrete driveway, with lawned garden, mature trees and shrubs, and gated side access leading to the private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, and stocked beds.

Having been comprehensively renovated and upgraded by the current vendors throughout, including a loft conversion, this great property is also offered to the market with the benefit of: planning permission for a single storey rear and side extension, to give more ground floor space.



### Entrance Porch

French entrance doors with flanking windows, tiled flooring and a further period door with flanking window leads to the entrance hall.

### Entrance Hall

With wooden flooring, stairs to the first floor, radiator, large under stair storage cupboard and doors to the kitchen diner and lounge.

### Lounge

12'0" x 11'11" (3.67m x 3.64m )

A carpeted reception room with UPVC double glazed bay window to the front, radiator and an open fire place with tile surround.

### Kitchen Diner

19'2" x 15'8" reducing to 9'10" (5.85m x 4.78m reducing to 3.00m )

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl aluminium sink and drainer unit with mixer tap, integrated double electric oven with six burner gas hob and extractor fan over, integrated dishwasher, space for a fridge freezer, plumbing for a washing machine and tumble dryer, two radiator, Velux window, spotlights to ceiling, UPVC double glazed window to the side, door to the side and UPVC double glazed French doors with flanking windows to the rear.

### First Floor Landing

With UPVC double glazed window to the side, stairs to the second floor, and doors to the bathroom and three bedrooms.

### Bedroom Two

12'0" x 11'11" (3.67m x 3.64m )

A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

### Bedroom Three

12'0" x 11'2" (3.67m x 3.42m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Four

7'1" x 6'7" (2.18m x 2.03m )

A carpeted bedroom with UPVC double glazed bay window to the front and radiator.

### Bathroom

8'7" x 7'4" (2.62m x 2.24m )

Incorporating a four piece suite comprising: bath, corner shower, pedestal wash hand basin, low level WC, tile splashbacks, spotlights to ceiling, wall mounted heated towel rail, UPVC double glazed window to the rear and radiator.

### Second Floor Landing

UPVC double glazed window to the side and door to the main bedroom.

### Bedroom One

19'8" x 10'11" (6.00m x 3.33m )

A carpeted double bedroom with built in wardrobes, two Velux windows, radiator, useful eaves storage space, and UPVC double glazed window to the rear.

### Outside

To the front of the property you will find a concrete driveway, with lawned garden, mature trees and shrubs, and gated side access leading to the private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, and stocked beds.

### Garage

Double doors to the front, power, and window to the side and 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: Planning Permission granted for single storey rear and side extension.

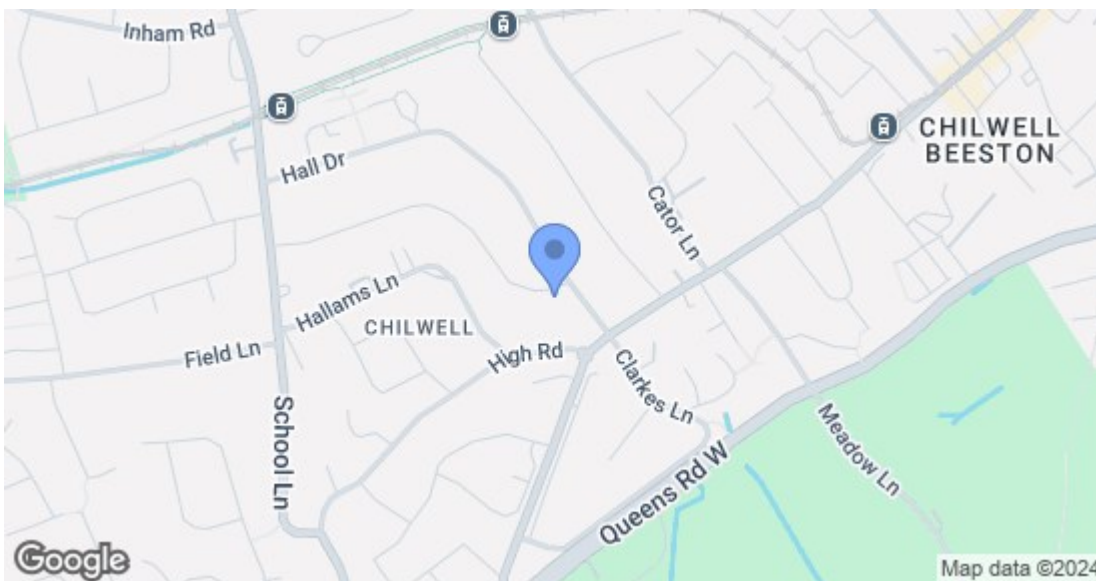
Has the Property Flooded?: No

### 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.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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