



Hickton Drive,
Chilwell, Nottingham
NG9 6DD

£299,950 Freehold



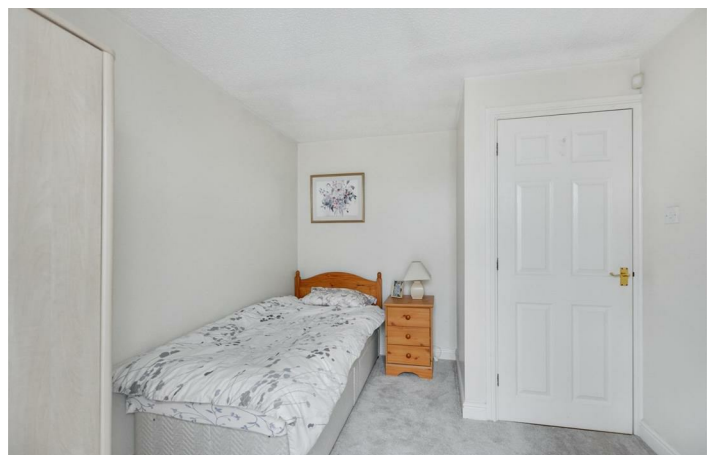
A well-presented two-bedroom detached bungalow with a conservatory to the rear.

Available to the market with the benefit of chain free vacant possession is this excellent bungalow situated at the head of a small and popular cul-de-sac.

In brief the internal accommodation comprises: entrance hall, lounge, inner hallway, kitchen diner, shower room, master bedroom with en-suite, further bedroom and conservatory.

Outside the property has a landscaped front garden with paving and drive, with detached garage beyond, and to the rear, the property has an enclosed and primarily lawned garden, with stocked beds and borders.

Well placed for a wide variety of local amenities including local shops, doctors, parks and excellent transport links, this rare opportunity is well worthy of viewing.



Entrance Hall

UPVC double glazed entrance door to hallway, and radiator.

Sitting Room

18'2" x 11'4" (5.55m x 3.47m)

UPVC double glazed bay window to the front, UPVC double glazed window to the side, radiator and a fuel effect gas fire with granite style hearth and surround and Adam-style mantle.

Inner Hallway

With airing cupboard and main boiler.

Kitchen Diner

11'9" x 8'9" (3.59m x 2.67m)

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, inset gas hob with air filter above, inset electric oven below, appliances to include washing machine, dishwasher and fridge freezer, UPVC double glazed window and door, and radiator.

Bedroom One

11'5" x 10'4" (3.48m x 3.17m)

UPVC double glazed window, radiator, fitted wardrobe and dressing table., loft hatch with retractable ladder.

En-Suite

With fitments in white comprising: WC, pedestal wash-hand basin, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel rail, and extractor fan.

Bedroom Two

10'4" x 8'10" (3.16m x 2.70m)

UPVC double glazed window, radiator, and patio door leading through to the conservatory.

Bathroom

Fitments in white comprising: panelled bath with shower handset, WC and wash-hand basin inset to vanity unit, part tiled walls, and UPVC double glazed window to the side.

Conservatory

8'10" x 8'9" (2.71m x 2.68m)

UPVC double glazed windows, radiator, and UPVC double glazed patio door leading to the rear garden.

Outside

To the front the property has a drive with detached garage beyond, paving, garden with lawn and borders, gated access leads along the side of the property with the outside tap. To the rear the property has an enclosed and private garden with a patio with awning over, well stocked beds and borders with shrubs and trees and a shed.

Garage

16'2" x 8'2" (4.95m x 2.50m)

A remote control up and over door to the front, light and power.

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: None

Accessibility/Adaptions: None

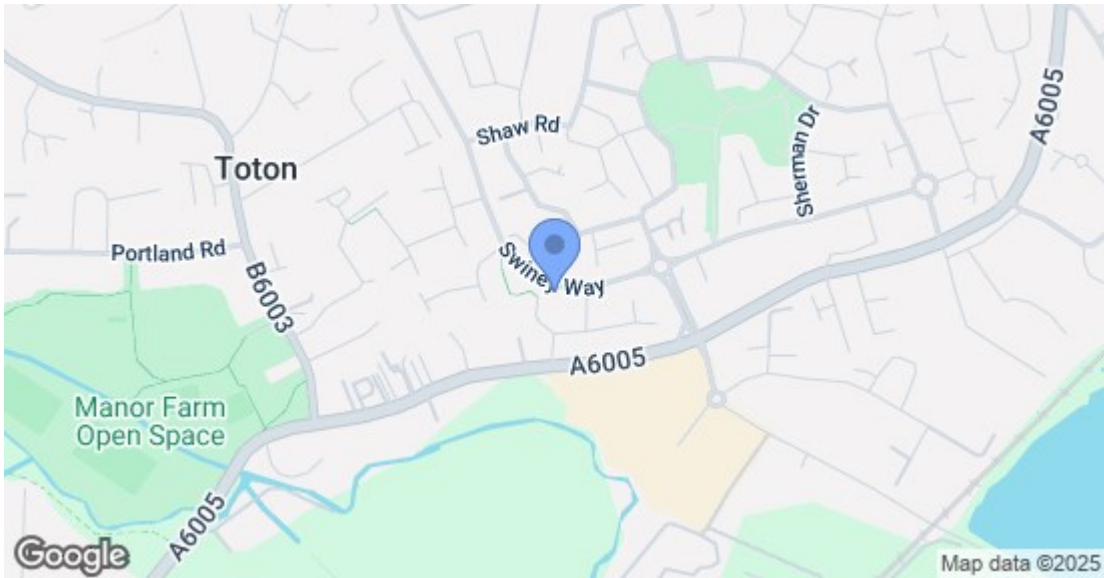
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		67
(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		

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