Robert Ellis

look no further. . .

Montgomery Close
Chilwell, Nottingham NG9 6NF

A four double bedroom detached house with double garage and off street parking.

Asking Price £550,000

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An impressive four bedroom detached family home with double garage and off street parking for multiple vehicles situated in a popular location.

Suitable for a wide range of buyers including families looking for a long term home or anyone relocating to be within a convenient residential location.

The property is ideally placed for access to a range of local amenities including Chilwell Retail Park, Attenborough Nature Reserve, public houses and supermarkets. It also has the advantage of both Beeston and Long Eaton High Road just a short drive away. There is easy access to bus routes in and around the city and is only a short distance from train links for journeys further afield.

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

The property benefits from a driveway for multiple vehicles and access to a double garage with electric doors. The rear south facing garden is primarily lawned with a paved seating area, mature shrubs, flower pots and fenced boundaries.

An early internal viewing comes highly recommended.

Entrance Hall
A double glazed door leads through to entrance hall with laminate flooring and radiator.

Living Room
17'4" x 15'9" (5.303 x 4.801)
Carpeted room with radiator, gas fire and UPVC double glazed French doors to the rear garden.

Kitchen/Diner

Kitchen Area
11'4" x 14'5" (3.462 x 4.399)
With a range of modern wall, base and drawer units with quartz worksurfaces over, one and a half bowl sink with hot water tap and drainer and breakfast bar to separate the room. Integrated appliances to include double electric oven, microwave, induction hob with extractor fan above, fridge and dishwasher. Access to pantry cupboard and two UPVC double glazed windows to the side aspect.

Dining Area
14'11" x 9'6" (4.559 x 2.919)
With wood effect tiled flooring, double doors into the lounge and UPVC French doors into the conservatory.

Utility Room
8'6" x 4'10" (2.609 x 1.485)
With wall and base units with worksurface over, inset sink with drainer, space and fittings for freestanding appliances to include washing machine and dryer. Wall mounted boiler and internal access to the garage and UPVC double glazed door to the side passage.

Conservatory
12'3" x 10'10" (3.734 x 3.311)
With tiled flooring, underfloor heating, UPVC double glazed door to the rear gardens and windows surrounding.

Study
9'4" x 6'6" (2.865 x 2.004)
With laminate flooring, radiator and UPVC bay window to the front aspect.

WC
With WC and sink.

First Floor Landing
With access to the loft hatch and cupboard housing the water tank.

Bedroom One
11'11" x 12'10" (3.634 x 3.912)
Carpeted room with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect. Access to the en-suite.

En-Suite
Incorporating a three piece suite comprising walk in shower, sink and WC.

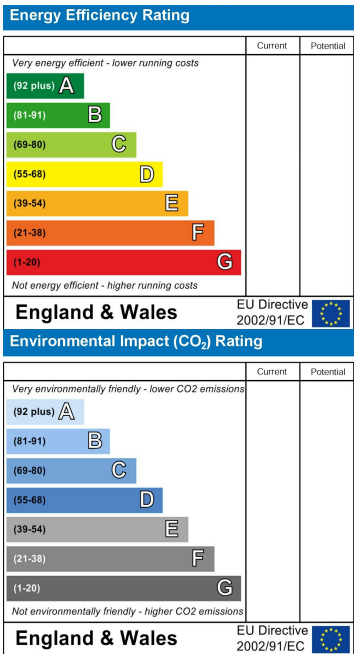
Bedroom Two
11'11" x 8'11" (3.651 x 2.722)
Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Three
11'6" x 11'8" (3.529 x 3.572)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bedroom Four
8'6" x 8'11" (2.597 x 2.729)
Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bathroom
Three piece suite comprising bath with mains powered shower over and glass shower screen, sink and WC.

Outside
To the front of the property is a driveway for multiple vehicles and access to the double garage with electric doors. The rear south facing garden is primarily lawned, with two paved seating areas, mature shrubs, flower pots and fenced boundaries



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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