Robert Ellis

look no further. . .







6 Forester Close,
Chilwell, Nottingham
NG9 5GB

£329,000

0115 922 0888

/robertellisestateagent @robertellisea



AN EXTENDED PARTICULARLY DECEPTIVE FOUR BEDROOM SEMI-DETACHED HOUSE.

Gas centrally heated and double glazed accommodation offering versatile internal layout to include an additional reception room to the rear of the garage and a large private enclosed garden at the rear.

In brief the internal accommodation comprises: Entrance hallway with ground floor cloakroom/WC, through lounge dining room with bay window to the front and double glazed patio door to the rear, refitted contemporary kitchen with granite work surfacing and inset gas range, further play room/sitting room with double French doors to the rear garden. Rising to the first floor are three bedrooms to the original part of the house with family bathroom/shower and WC and further master bedroom over the garage with full en-suite/shower room/WC and further dressing room.

Enjoying this cul-de-sac location with off street car standing space to the front, the property has private enclosed good size gardens to the rear. Early viewing comes highly recommended.





Entrance Hallway
With laminate flooring, UPVC double glazed front entrance door with glazed side panels.

Lounge/Dining Room
25'11" x 11'11" (7.906 x 3.648)
Laminate flooring, UPVC double glazed leaded light bay window to the front, feature fire to the chimney breast, open plan to dining area with radiator and double glazed French doors overlooking the rear garden.

Kitchen
12'1" x 9'3" (3.701 x 2.834)
An impressive contemporary fitted kitchen with wood effect units, granite worksurfacing and breakfast bar area with under mounted one and a half bowl sink unit with mixer tap, SMEG gas range with glass and stainless steel extractor, tiled walls and splashbacks, appliance space, dishwasher and UPVC double glazed window overlooking the rear garden.

Inner Hallway
Providing access to:

Cloaks/WC
With wall mounted wash hand basin and low flush WC.

Study/Additional Reception Room
11'9" x 9'9" (3.586 x 2.991)
With French doors to the rear garden and central heating radiator.

First Floor Landing

Bedroom One
12'6" x 8'7" (3.833 x 2.626)
With central heating radiator, double glazed window to the front and doorway to:

Dressing Room
8'5" x 4'10" (2.581 x 1.475)
With radiator and double glazed window to the rear.

En-suite Shower Room
With shower and splash panel screen, wall mounted wash hand basin, low flush WC, heated towel rail and splashbacks.

Bedroom Two
13'3" x 10'0" (into the bay) (4.051 x 3.070 (into the bay))
Built in wardrobe, central heating radiator and UPVC double glazed bay window to the front.

Bedroom Three
12'0" x 12'2" (3.677 x 3.72)
Central heating radiator and UPVC double glazed window to the rear.

Bedroom Four
8'6" x 6'11" (2.600 x 2.128)
Central heating radiator and UPVC double glazed window to the front.

Family Bathroom
Incorporating a white corner bath with hand held shower attachment, pedestal wash hand basin,low flush WC, tiled walls and splashbacks, heated towel rail and double glazed window to the rear.

Integral Garage
14'3" x 8'11" (approx) (4.350 x 2.725 (approx))
With wall mounted Worcester combination gas boiler (for central heating and hot water), appliance space and plumbing for washing machine and internal link door to the inner hallway.

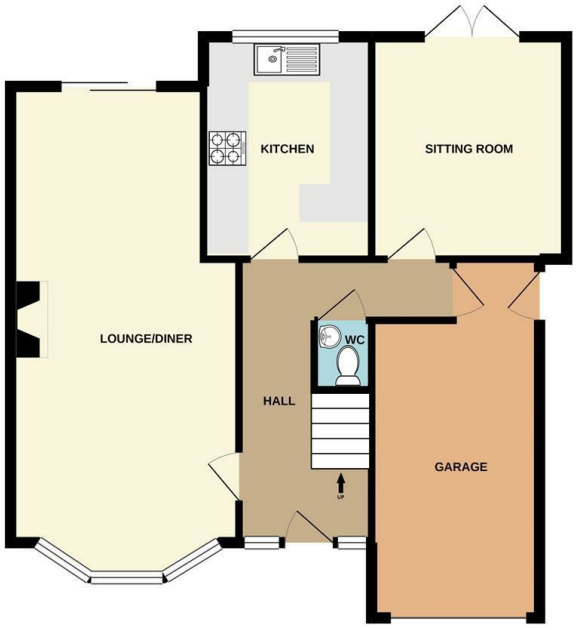
Outside
Brick retaining wall and off street car standing space to a garden area at the front. Lawned gardens to the rear with some hard standing and steps to lower areas, fenced and enclosed for maximum privacy. A larger than expected garden.

Directional Note
Proceeding out of Beeston on Middle Street continuing to Chilwell Road and High Road Chilwell, take the right hand turning into the continuation of High Road and proceed through Chilwell village, passing the Charlton Arms and Cadland public houses, at Depot Corner turn right onto Chetwynd Road and first right onto Baskin Lane, proceed up Baskin Lane and turn right into Forester Close, proceeding round into the cul-de-sac where the property is located on the left hand side clearly identified by our For Sale board.

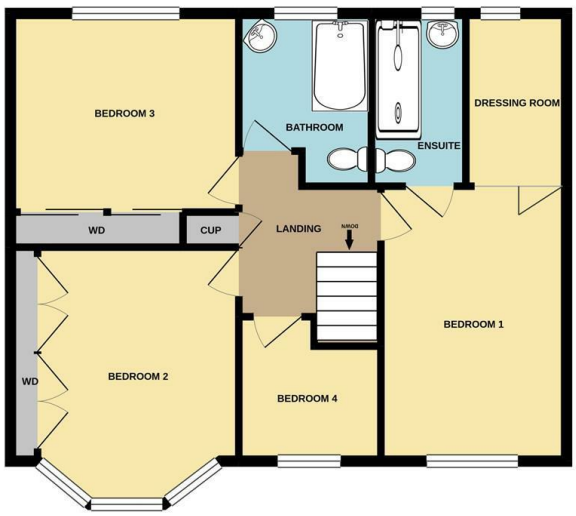




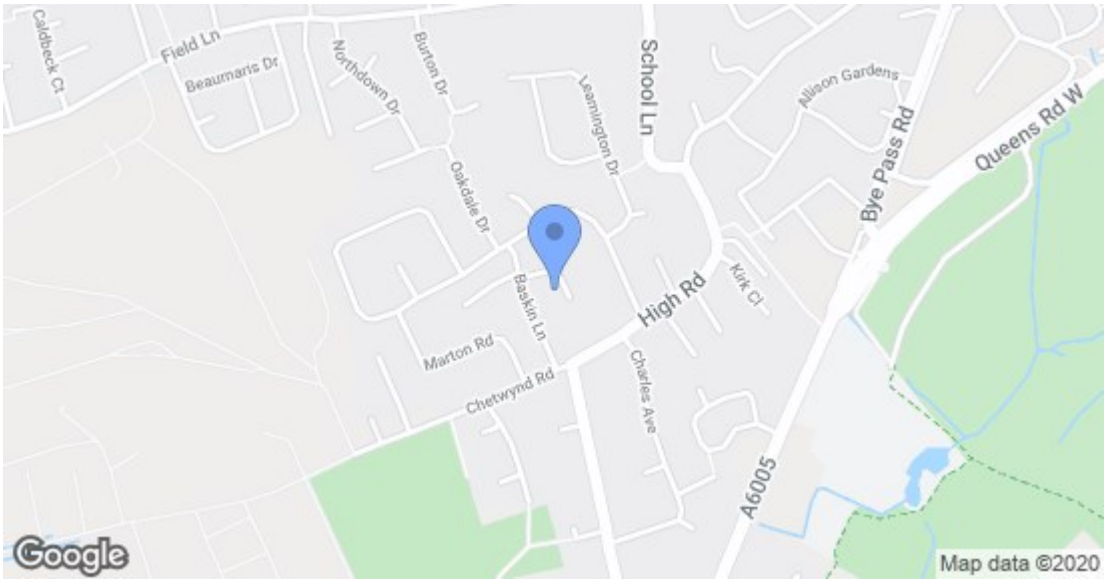
GROUND FLOOR

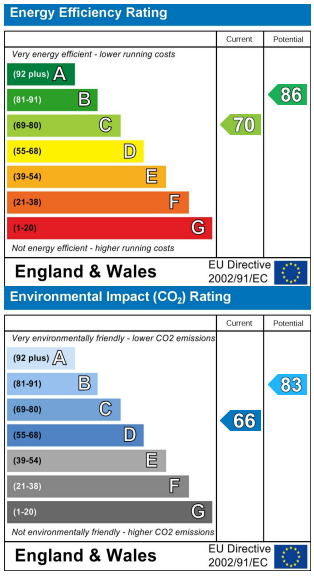


1ST FLOOR



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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888