



Johnson Way,  
Chilwell, Nottingham  
NG9 6RJ

**£325,000 Freehold**



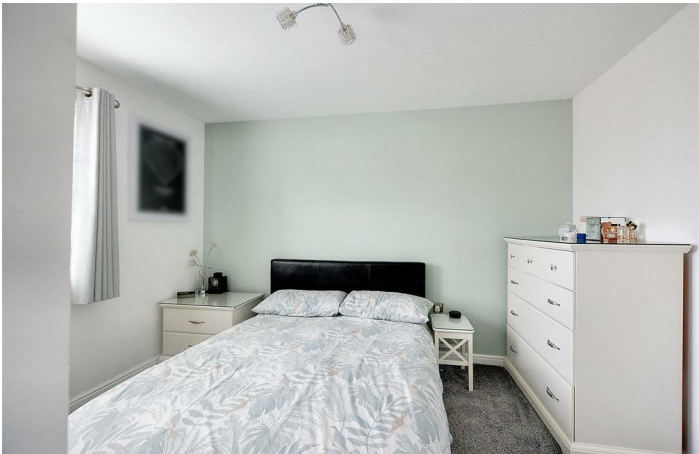
A three bedroom detached house with a garage.

Situated in this popular and convenient residential location, just a stones throw away from a range of local shops and amenities including schools, transport links, Attenborough Nature Reserve and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hallway, kitchen diner, lounge and WC to the ground floor with a light airy landing, main bedroom suite, a further two good sized bedrooms and family bathroom to the first floor.

To the front of the property you will find a small gravelled area with a tarmac driveway leading down the side of the property to the garage offering car standing, gated side access to both sides of the property leads to the private and enclosed rear garden which is primarily lawned and features an decking area, outside tap and fenced boundaries.

Offered to the market with the benefit of ready to move in condition, UPVC double glazing and gas central heating throughout along with a light and airy living space, this property truly must be viewed in order to be fully appreciated.



### Entrance Hall

Composite entrance door, stairs to the first floor, laminate flooring, radiator, useful under stair storage and doors to the lounge, WC and Kitchen diner.

### Kitchen Diner

15'4" x 11'6" (4.69m x 3.51m )

Fitted with a range of wall, base and drawer units. work surfaces, sink and drainer unit with mixer tap. integrated electric oven with gas hob and air filter over, plumbing for a washing machine and dishwasher, space for a fridge freezer and tumble dryer, tiled flooring and splashbacks, two radiators, spotlights to ceiling and UPVC double glazed windows to the front and rear.

### WC

Fitted with a low level WC, pedestal wash hand basin, laminate flooring, part tiled walls, radiator, spotlights to ceiling and UPVC double glazed window to the rear.

### Lounge

15'4" x 10'1" (4.69m x 3.09m )

With laminate flooring, electric fire, two radiators, UPVC double glazed bay window to the front and UPVC double glazed French doors to the rear.

### First Floor Landing

UPVC double glazed window to the front, loft hatch, radiator and doors to the bathroom and three bedrooms.

### Main Bedroom Suite

11'6" x 10'4" (3.51m x 3.16m )

A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the front, radiator and door to the En-suite.

### En-Suite

Incorporating a three piece suite comprising; shower, pedestal wash hand basin, low level WC, tiled flooring and walls, radiator, UPVC double glazed window to the rear, spotlights to ceiling and extractor fan.

### Bedroom Two

12'3" x 8'2" (3.75m x 2.49m )

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

### Bedroom Three

11'5" x 7'3" (3.5m x 2.21m )

Laminate flooring, UPVC double glazed window to the front, radiator and airing cupboard housing the hot water cylinder.

### Bathroom

Incorporating a three suite comprising; panelled bath with shower over, low level WC, pedestal wash hand basin, tiled flooring and walls, radiator, spotlights to ceiling, extractor fan and UPVC double glazed window to the rear.

### Outside

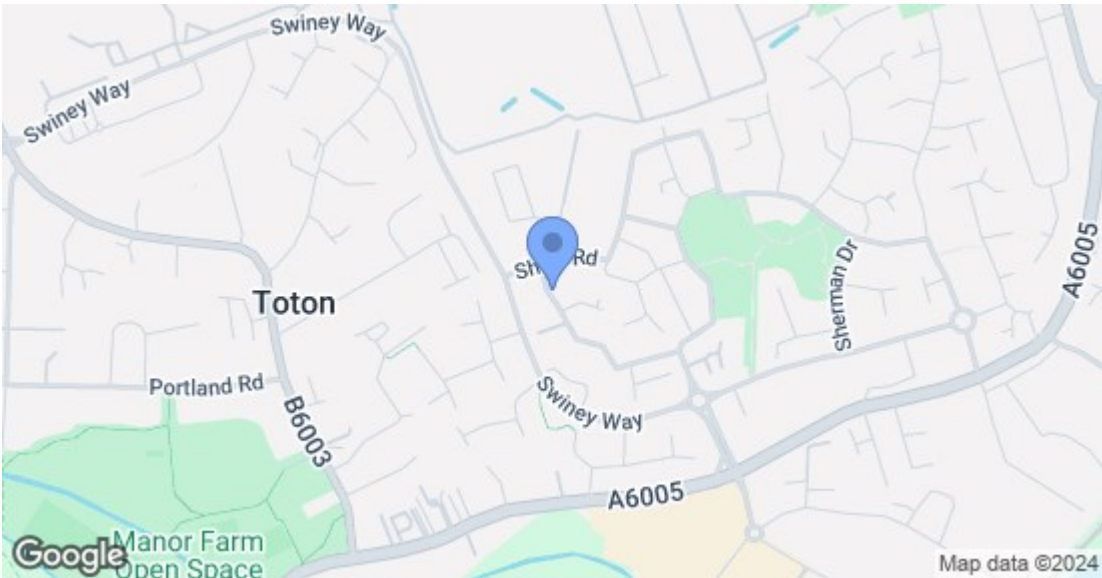
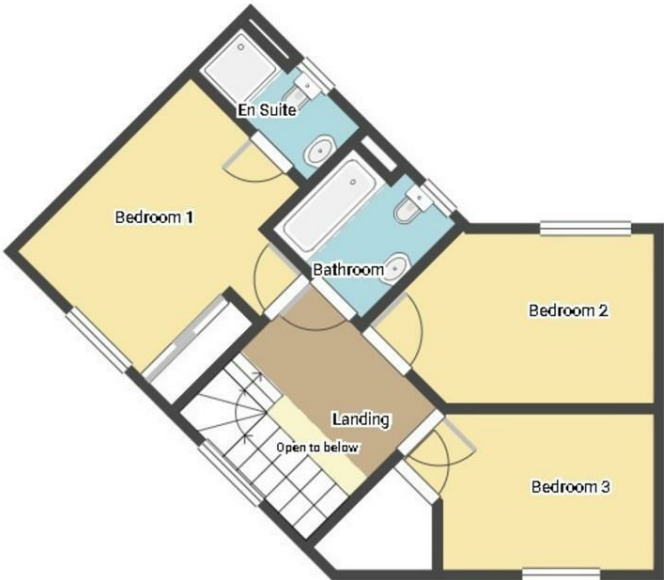
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### Garage

16'11" x 9'0" (5.18m x 2.75m )

With and up and over garage door to the front, power and electricity and UPVC double glazed door to the side.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 72      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | 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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.