Robert Ellis

look no further...







The Green,
Chilwell, Nottingham
NG9 5BE

£440,000 Freehold

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Tucked away in a quiet cul-de-sac, in Chilwell, you are fantastically positioned for access to a wide range of local amenities including schools, Chilwell retail park, supermarkets, healthcare facilities, public houses, and within close proximity to Attenborough Nature Reserve.

Believed to be one of the oldest houses in Chilwell, dating back to c. 1650, with a real focus on the cottages character and centuries-old charm with exposed beams, vaulted ceilings and original fireplaces, this wonderful property would be considered an ideal opportunity for a large variety of buyers including families or anyone looking to relocate to this popular location, and with the benefit of a downstairs bedroom and en-suite, added in more recent years, this could also suit anyone looking to downsize.

In brief the bright and airy internal accommodation comprises: entrance hall, lounge, dining rooms, kitchen, downstairs WC, and downstairs double bedroom with en-suite and walk in wardrobe. Then rising to the first floor are two double bedrooms, and second en-suite.

Outside to the front of the property: is a gravelled driveway with ample off-road parking for multiple cars and a variety of shrubs and greenery, providing a level of privacy to the cottage. The enclosed rear courtyard is primarily paved keeping is low maintenance and a great space to sit out and enjoy the sun.

Having been lovingly restored by the homeowners, the exposed beams in both reception rooms have been sandblasted to reveal the natural grain and texture, this property is offered to the market with chain free vacant possession, and an early internal viewing comes highly recommended in order to be fully appreciated.





Entrance Hall
Hard wood door through to a welcoming entrance hall with karndean flooring, radiator and a useful storage cupboard housing the boiler.

Lounge
18'0" x 10'5" (5.49m x 3.20m)
A carpeted reception room, with exposed beam ceiling, radiator, feature stained glass window, UPVC double glazed bay window to the front aspect and French doors out to the courtyard garden.

Dining Room
16'9" x 12'0" (5.13m x 3.67m)
A carpeted reception room, with wooden beamed ceiling, Victorian inglenook fireplace with feature log burner, radiator, bespoke shelving, double glazed window to the rear aspect and UPVC double glazed window to the front aspect.

Kitchen
11'8" x 14'6" (3.57m x 4.43m)
Fitted with a range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap. Space and fittings for freestanding appliances to include a Stoves gas cooker with extractor fan above, American style fridge freezer and dishwasher. Wooden frame double glazed window and French doors leading out to the enclosed courtyard and the veranda area.

Utility Space
Fitted double sink unit with mixer tap and fittings for a freestanding washing machine.

Bedroom Two
11'11" x 16'1" (3.65m x 4.91m)
A carpeted double bedroom, with radiator, access to the loft hatch with loft ladders, wooden frame double glazed window to the front aspect, en-suite and large walk-in storage area/dressing room.

Storage cupboard/ Walk in Wardrobe
3'10" x 9'6" (1.18m x 2.90m)
Radiator and fitted shelving.

En-suite
Incorporating a three-piece suite comprising low flush WC, pedestal wash-hand basin, walk in mains powered shower, part tiled walls and heated towel rail.

Downstairs WC
Low flush WC and wash hand basin, part tiled walls and heated towel rail.

Landing
A carpeted landing space with vaulted ceiling and cottage style doors to both bedroom two and three.

Master Bedroom
16'9" x 12'3" (5.13m x 3.74m)
A carpeted double bedroom, with vaulted ceiling, radiator, exposed 1750's brick chimney breast, double glazed window to the side aspect, and dressing room/area leading into the spacious en-suite.

Bathroom
Incorporating a four-piece suite comprising low flush WC, pedestal wash-hand basin, bidet, bath with mains powered shower above, and glass shower screen, part tiled walls, radiator and window to the side aspect.

Bedroom Three
12'8" x 12'0" (3.88m x 3.68m)
A carpeted double bedroom, with vaulted ceiling, radiator, double glazed window to the side aspect, and sink, with potential to create another en-suite if desired.

Outside
To the front of the property is a well maintained garden full off greenery and shrubs with two gravelled driveways and EV Charger. The enclosed rear courtyard garden that has been landscaped with block paving and planting that offers interest all year round.

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.

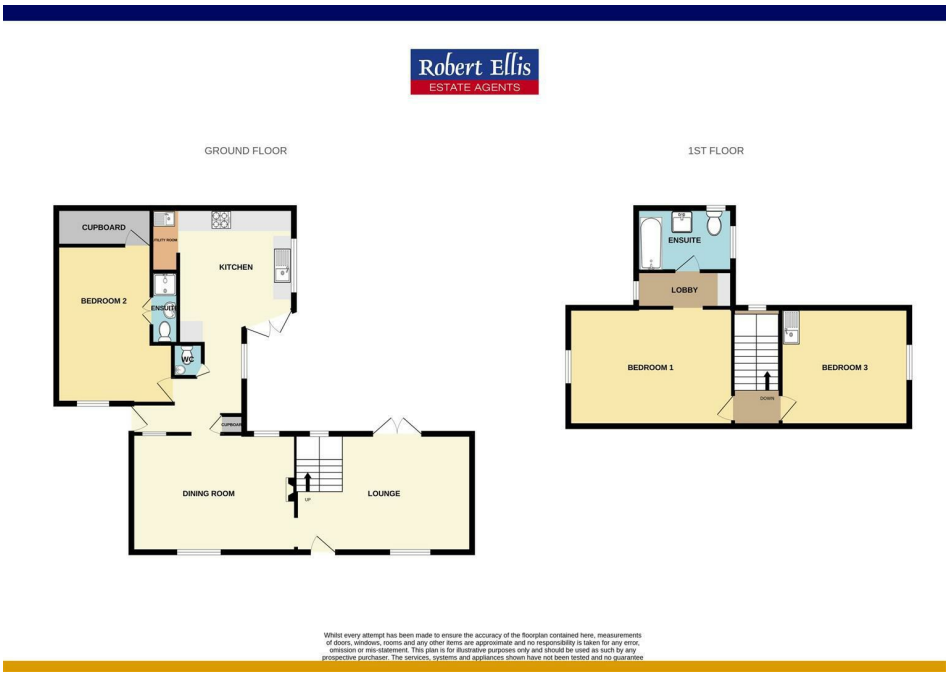




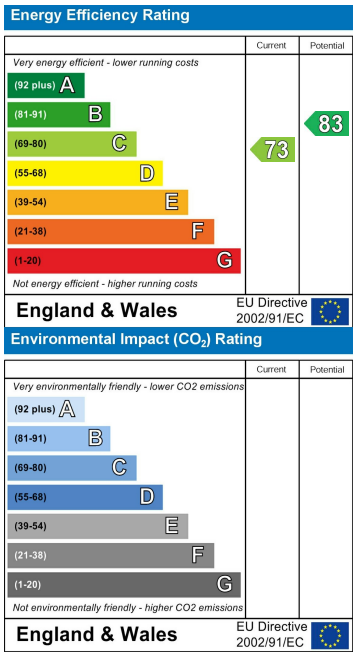












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