Robert Ellis

look no further...

Bye Pass Road,
Chilwell, Nottingham
NG9 5HR

£275,000 Freehold

A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED HOUSE WITH A GARAGE.

Situated in this popular and convenient residential location which is well placed and readily accessible for a variety of local shops and amenities including schools, transport links, Chilwell Retail Park and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises an entrance hall, lounge, dining room, kitchen and utility room to the ground floor with two good size double bedrooms and further single bedroom and a bathroom to the first floor.

To the front of the property you will find a driveway with parking for three vehicles, gravelled borders, mature shrubs and gated side access leading to the generous, privately enclosed garden which includes a large patio overlooking the lawn beyond, a range of stocked beds and borders, mature shrubs and plants, greenhouse, shed, summerhouse, veranda and fenced boundaries.

Offered to the market with UPVC double glazing and gas central heating throughout in ready to move in condition, this great property offers fantastic potential to be extended and re-configured subject to the relevant planning permissions to suit the incoming purchasers personal needs and requirements.

Porch
UPVC double glazed front door with flanking widows and UPVC double glazed windows to both sides, UPVC double glazed door to:

Entrance Hall
With a radiator, stairs to the first floor and door to:

Lounge
13'11" x 10'4" approx (4.25m x 3.15m approx)
Carpeted room with UPCC double glazed bay window to the front, radiator, electric fire with Adam style mantle and French doors to:

Dining Room
16'2" x 10'5" approx (4.95m x 3.19m approx)
Gas fire with stone surround, UPVC double glazed bay window to the rear and open to:

Kitchen
10'7" x 6'7" approx (3.25m x 2.02m approx)
With a range of wall, base and drawer units in white, work surface over with a sink and drainer and mixer tap, integrated electric oven with gas hob and extractor fan over, tiled walls, laminate flooring, UPVC double glazed window to the side, useful pantry and door to:

Utility Room
6'10" x 6'3" approx (2.1m x 1.91m approx)
Tiled flooring, plumbing for a washing machine and dishwasher, space for a fridge freezer, wall mounted Worcester combination boiler and a UPVC double glazed door with flanking window to the rear.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors to:

Bedroom 1
11'4" x 10'9" approx (3.46m x 3.29m approx)
Carpeted double bedroom with UPVC double glazed window to the front, fitted wardrobes and a radiator.

Bedroom 2
11'7" x 10'0" approx (3.54m x 3.06m approx)
Carpeted double bedroom with fitted wardrobe, UPVC double glazed window to the rear and a radiator.

Bedroom 3
8'8" x 6'4" approx (2.65m x 1.95m approx)
Carpeted bedroom with UPVC double glazed window to the front and a radiator.

Bathroom
Incorporating a three piece suite comprising of a walk-in shower, wash hand basin inset to vanity unit, low flush w.c., tiled walls and floor, UPVC double glazed window to the rear and heated towel rail.

Outside
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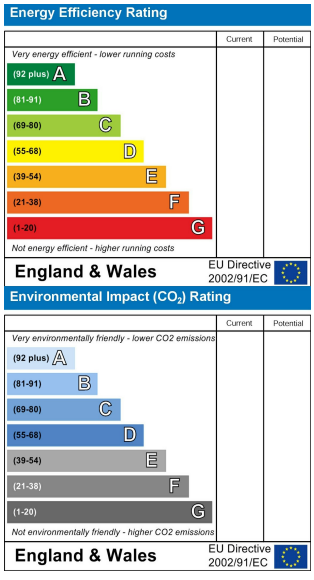
Council Tax
Broxtowe Borough Council Band B

Garage
Single garage with an up and over door to the front, power and lighting, window and pedestrian door to the side.



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.