Robert Ellis

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Clarkes Lane
Chilwell, Nottingham NG9 5BL

An extended three double bedroom detached family home.

£475,000 Freehold

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We are pleased to offer for sale this extended three double bedroom detached family home.

This property has been cleverly extended to the ground floor which provides a generous and useful utility room, a contemporary ground floor shower room and an additional reception room which is currently used as a home office/study, great for those wishing to work from home. This space could also double up as a small self contained annex or an additional bedroom.

In addition to this extension the property benefits from two generous reception rooms, double glazing and gas fired central heating served from a combination boiler.

Situated in this highly regarded residential suburb ideal for families and commuters alike as schools for all ages are within walking distance as is a regular bus service and local amenities nearby. The property is approximately one mile from Beeston town centre, a vibrant market town with an array of shops and facilities and highly recommended cafes, bistros and restaurants.

Set back from the road with a good sized front garden, off street parking for up to three vehicles and a garage. The rear gardens offer a sunny aspect and are attractively landscaped with a contemporary patio and lawns.

A fantastic family home which offers spacious accommodation, an early internal viewing comes highly recommended.

Entrance Hallway
A spacious 'L' shaped entrance hall with staircase leading to the first floor. Useful cloaks cupboard, radiator, double glazed window and front entrance door.

Living Room
12'10" x 12'0" (3.93 x 3.66)
With flame effect gas fire and surround. Radiator and double glazed patio doors to the rear garden.

Family Dining Room
16'4" x 11'10" (5.00 x 3.63)
A spacious room with feature fireplace having inset flame effect gas fire. Radiator and double glazed window to the front.

Kitchen
12'11" x 8'3" (3.95 x 2.52)
Incorporating a fitted range of wall, base and drawer units with worksurfaces and inset one and a half bowl sink unit with single drainer. Built in electric double oven and gas hob. Plumbing and space for a dishwasher. Recess suitable for a fridge/freezer. Double glazed window and door to the rear garden.

Utility Room
7'6" x 7'3" (2.31 x 2.23)
Incorporating a modern and contemporary fitted range of wall and base cupboards with worksurfaces over and inset stainless steel sink unit with single drainer. Plumbing and space for a washing machine and tumble dryer space. Door to garage, passageway giving access to the shower room and leading through to the study/snug.

Study/Snug
11'8" x 7'7" (3.58 x 2.32)
A versatile room, great for home working or as a playroom or occasional bedroom. Partially vaulted ceiling with feature double glazed quarter window, contemporary flat panelled wall mounted radiator, double glazed window and French doors leading to the rear garden.

Shower Room
Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle with electric shower. Partially vaulted ceiling with a Velux double glazed roof window. Heated towel rail.

First Floor Landing
Accessed from a dog leg staircase with a double glazed window. Radiator, hatch and ladder to the boarded and panelled loft with Velux double glazed roof window and housing the gas combination boiler (for central heating and hot water).

Bedroom One
12'0" x 10'4" (minimum) (3.66 x 3.16 (minimum))
With sliding door wardrobes to one wall, radiator and double glazed window to the front.

Bedroom Two
12'0" x 10'5" (3.67 x 3.19)
Radiator and double glazed window to the rear.

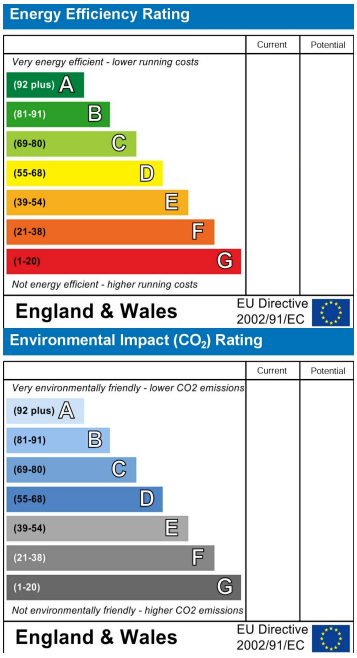
Bedroom Three
10'11" x 8'7" (3.35 x 2.62)
Radiator and double glazed window to the front.

Family Bathroom
8'3" x 7'4" (2.54 x 2.24)
Incorporating a two piece suite comprising wash hand basin and spa bath with electric shower over. Built in linen cupboard, radiator and double glazed window.

Separate WC
Housing a low flush WC. Double glazed window.

Outside
The property is set back from the road with a generous front garden laid mainly to lawn flanked with flower beds. A driveway provides off street parking for up to three vehicles and leads to the partial integral garage. There is gated pedestrian access to the side of the house where there is a generous hard landscaped area great for storage and an integral garden store. There is an attractively landscaped rear garden with a large Yorkshire stone style paved patio area and a matching pathway, a generous lawn and flower and shrub beds.

Garage
12'2" x 7'8" (3.72 x 2.34)
With electric remote controlled roller door to the front, light and power and personal door leading to the utility room.



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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