



Forester Close,  
Chilwell, Nottingham  
NG9 5GB

**£320,000 Freehold**



An immaculately presented and extended three-bedroom semi-detached house.

Having been comprehensively upgraded to a good standard throughout the current vendors occupation, this excellent house now offers a stylish and contemporary living space, with a versatile interior, that will doubtless appeal to a variety of potential purchaser.

In brief the deceptive interior comprises: entrance hall, breakfast kitchen, sitting room and dining room to the ground to the first floor, are two-double bedrooms, a further single bedroom and bathroom.

Occupying a generous plot, the property has mature and well manicured landscaped gardens to both front and rear, a drive providing ample car standing with the detached garage beyond, a hot tub, and a large covered seating area with power to the rear.

Tucked away in a small and sought-after cul-de-sac location, yet well placed for excellent transport links, shops, schools, parks and a variety of other facilities, this ready to move into property, simply must be viewed to be truly appreciated.



### Entrance Hall

A composite double glazed entrance door, oak flooring, radiator, under stairs cupboard.

### Breakfast Kitchen

12'4" x 10'5" (3.76m x 3.20m )

Fitted wall, and base units, work surfacing with tiled splashback, breakfast bar with tiled splashback, single sink with mixer tap, inset induction hob with extractor above, and electric oven below, integrated dishwasher and washer dryer, UPVC double glazed window, composite double glazed door to the exterior with inset blind, oak flooring, and radiator.

### Sitting Room

16'10" x 11'4" (5.15m x 3.47m )

Two UPVC double glazed windows, oak flooring, two radiators, a clear view wood burner mounted upon a slate hearth, with a feature cast iron Adam style surround.

### Dining Room

13'2" x 9'1" (4.02m x 2.79m )

UPVC double glazed French doors leading to the rear garden, oak flooring, and two radiators.

### First Floor Landing

With airing cupboard housing the hot water cylinder with fitted shelves above.

### Bedroom One

12'5" x 10'5" (3.81m x 3.20m )

UPVC double glazed window, radiator, and fitted wardrobe.

### Bedroom Two

11'5" x 9'10" (3.48m x 3.01m )

UPVC double glazed window, radiator, and fitted wardrobe.

### Bedroom Three

8'5" x 6'7" (2.57m x 2.02m )

UPVC double glazed window and radiator.

### Shower Room

With fittings in white comprising: WC, wash-hand basin inset to vanity unit, double shower cubicle with Mira

shower over, part tiled walls, wall mounted heated towel rail, UPVC double glazed window, and two solid walnut floating shelves.

### Outside

To the front the property is approached via a generous blocked paved drive, proving ample car standing with the detached garage beyond, and benefiting from an outside tap, and power points. The property also has an established and well manicured mature front garden with various shrubs and trees. To the rear the property has a generous and enclosed garden with a patio, shrubs, hot tub with pergola over, green house, lawned garden with stocked beds, borders and trees, a shed, and a useful covered seating area with decking and power points.

### Garage

25'11" x 8'3" (7.90m x 2.53m )

Up and over electric remote control door to the front, light and power.

### 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

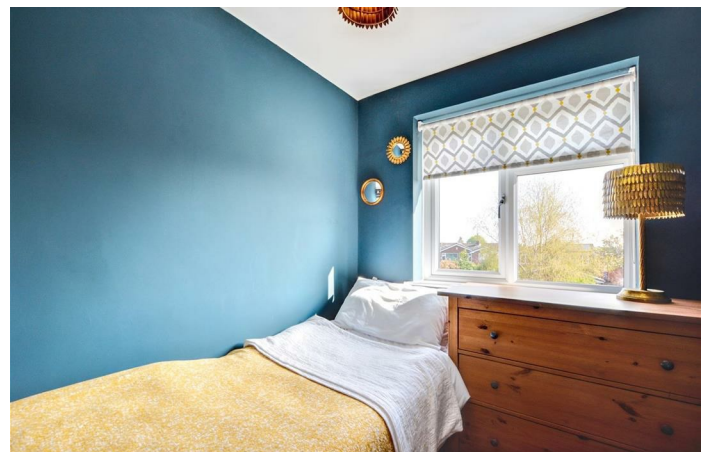
Planning Permissions/Building Regulations: former owner built extension in 1970s.

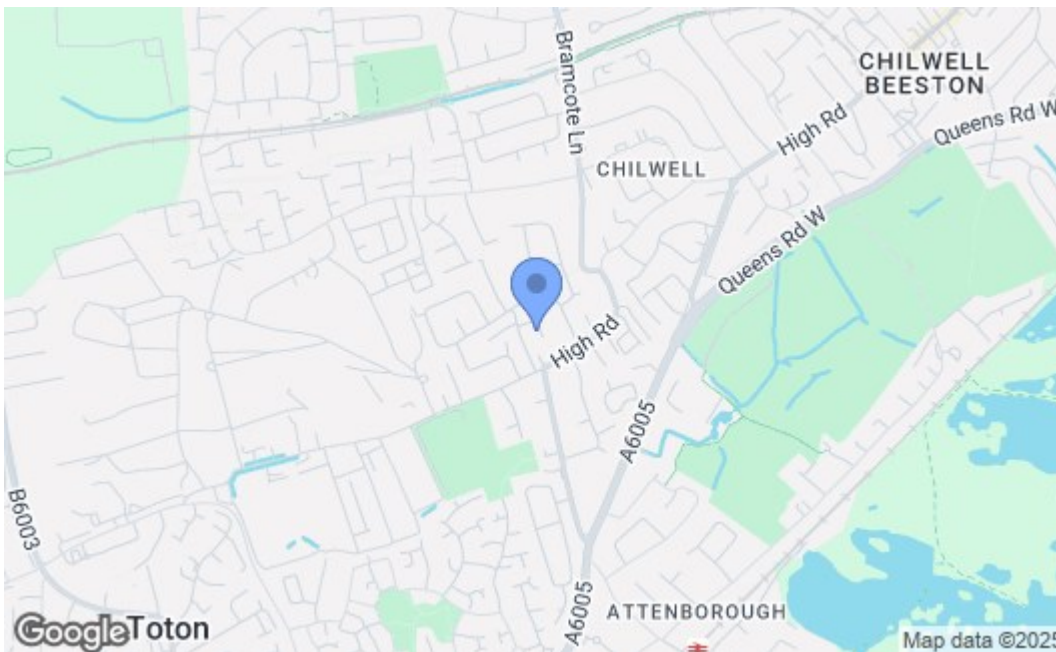
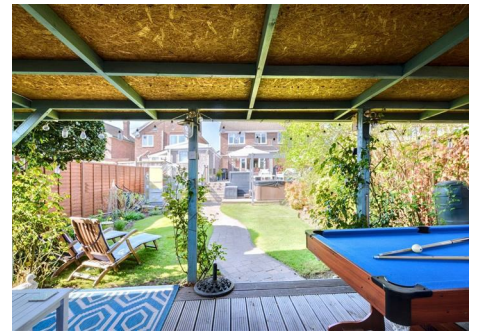
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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