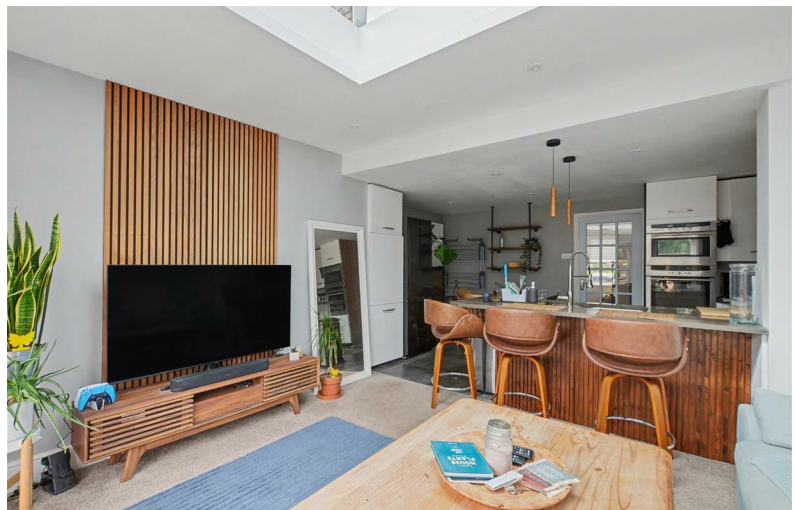




Harris Road,
Chilwell, Nottingham
NG9 4FD

£275,000 Freehold

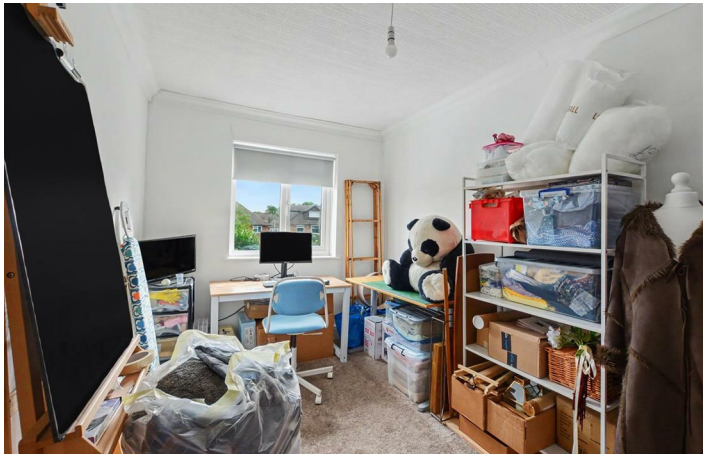


This delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The living areas are filled with natural light, creating a warm and welcoming atmosphere.

The house features two cosy bedrooms, perfect for a small family or professionals looking for a peaceful retreat. Each bedroom provides a comfortable space to unwind after a long day, ensuring a restful night's sleep. The bathroom is conveniently located, designed to meet all your daily needs.

The semi-detached nature of the property allows for a sense of privacy while still being part of a friendly neighbourhood. The location is ideal, with easy access to local amenities, schools, and transport links, making it a perfect choice for those who value convenience and community.

This property is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this home on Harris Road is sure to impress. Don't miss the chance to make it your own.



Entrance Hall

UPVC double glazed entrance door with flanking window, tiled flooring, stairs to the first floor and doors to the lounge utility/WC.

Utility/WC

6'7" x 5'0" (2.03m x 1.53m)

Fitted with a WC, work surface, wash-hand basin, plumbing for a washing machine and tumble dryer, WC, tiled flooring, UPVC double glazed window to the side, extractor fan and contemporary radiator.

Lounge

14'10" x 10'6" (4.54m x 3.21m)

A carpeted reception room with UPVC double glazed window to the front, contemporary radiator, spotlights and doors to the kitchen living diner.

Kitchen Living Diner

19'4" x 16'1" (5.91m x 4.91m)

Fitted with a range of modern wall, base and drawer units, work surfaces, one-and-a-half bowl sink and drainer unit with mixer tap, integrated electric double oven, integrated five burner gas hob with tiled splashback and extractor fan over, space for a fridge freezer, contemporary radiator, spotlights, breakfast bar and tiled flooring. The lounge area has carpet flooring, a feature lantern roof light, contemporary radiator and UPVC double glazed bi-fold doors to the rear patio.

First Floor Landing

UPVC double glazed window to the side, loft-hatch and doors to the bathroom and two bedrooms.

Bedroom One

13'1" x 11'8" (4m x 3.56m)

A carpeted double bedroom with UPVC double glazed window to the front, contemporary radiator, walk-in wardrobe with radiator and UPVC double glazed window to the front,

Bedroom Two

12'5" x 8'1" (3.81m x 2.47m)

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

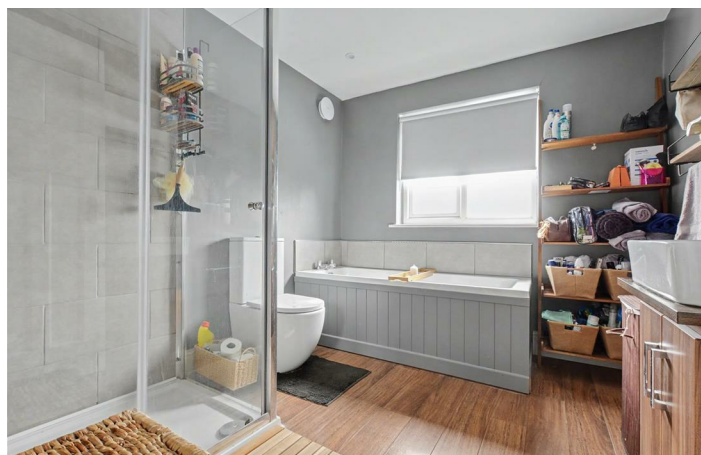
Bathroom

8'8" x 7'11" (2.66m x 2.42m)

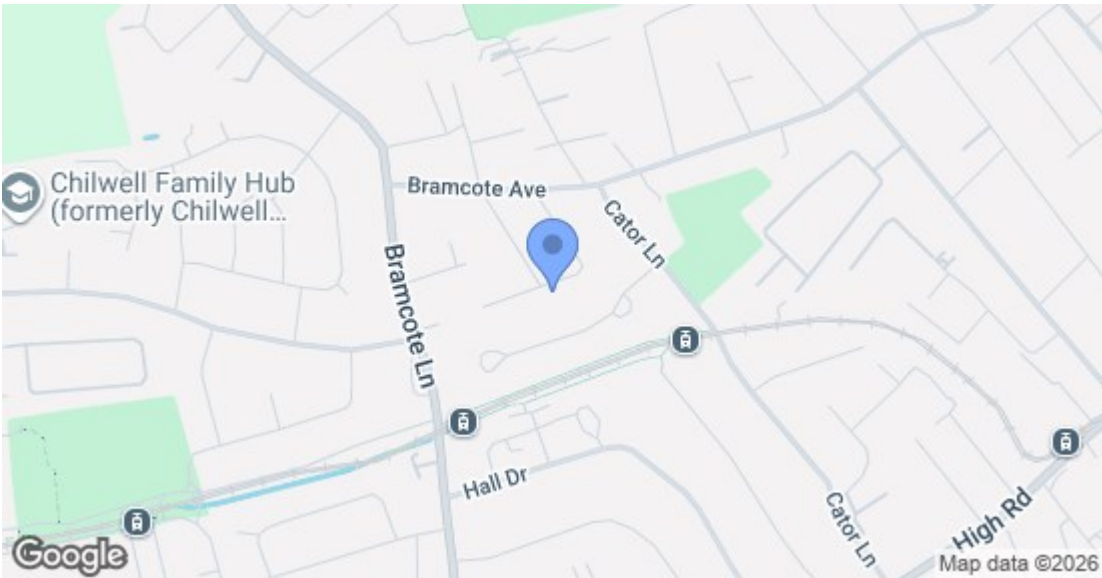
Incorporating a four-piece suite comprising panelled bath, walk-in shower, wash hand basin inset to vanity unit, WC, tiled splashbacks, UPVC double glazed window to the rear, wall-mounted heated towel rail, spotlights and extractor fan.

Outside

To the front of the property you will find a small lawned garden with side access leading to the well-maintained rear garden which includes a patio overlooking the lawn beyond, useful storage shed, mature trees and fence boundaries.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		67
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.