



4 Lansdown Close
Chilwell, Nottingham NG9 5FT

£249,950

A three bedroom semi-detached house with
garage.



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Situated in a popular and convenient residential location within easy reach of a variety of local shops and amenities including schools, transport links and Beeston town centre, 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: Dining room, inner hallway, lounge, kitchen and bathroom to the ground floor with three good sized bedrooms to the first floor.

To the front the property benefits from a Presscrete driveway with car standing for two vehicles, a well maintained garden including a small lawn, mature trees and shrubs, stocked borders and box hedging down one side. To the rear of the property there is a second driveway leading to the garage, gated side access to the immaculate garden which includes a generous decking area, perfect for entertaining, a lawned area beyond, a stepping stone and gravel footpath, a range of mature trees and shrubs, stocked borders, external power point and fenced boundaries.

Having been upgraded and modernised including a new combination boiler, new garage roof and having been re-decorated throughout an early internal viewing comes highly recommended in order to be fully appreciated.



Dining Room

15'6" x 8'5" (4.74 x 2.58)

With UPVC double glazed door and windows to the front and rear, laminate flooring, radiator, spotlights and opening to the hallway.

Hallway

With stairs to the first floor, radiator, spotlights and doors to the kitchen, bathroom and lounge.

Lounge

16'0" x 13'1" (4.88 x 3.99)

With UPVC double glazed windows to the front and side, modern feature gas fire, radiator and spotlights.

Kitchen

9'11" x 9'0" (3.03 x 2.75)

With a range of modern wall, base and drawer units, worksurfaces, sink with drainer and mixer tap, gas Range cooker with five burner gas hob and air filter over, tiled flooring and splashbacks, integrated fridge and freezer, two useful storage cupboards with plumbing for washing machine, tumble dryer and dishwasher, wall mounted Ideal combination boiler, spotlights and UPVC double glazed window to the rear.

Bathroom

5'6" x 6'2" (1.68 x 1.88)

Panelled bath with electric Mira shower over, pedestal wash hand basin, WC, tiled flooring and walls, heated towel rail and UPVC double glazed window to the rear.

First Floor Landing

With spotlights, loft hatch with drop down ladders leading to the boarded loft space, radiator and doors to three bedrooms.

Bedroom One

12'11" x 9'4" (3.94 x 2.87)

With fitted wardrobes, UPVC double glazed window to the front, laminate flooring, radiator and spotlights.

Bedroom Two

15'0" x 7'10" (4.59 x 2.39)

With laminate flooring, UPVC double glazed windows to the rear and side, radiator and spotlights.

Bedroom Three

8'7" x 7'10" (2.63 x 2.4)

With laminate flooring, UPVC double glazed window to the rear, radiator and spotlights.

Garage

17'8" x 8'3" (5.4 x 2.52)

With an up and over garage door, UPVC double glazed window to the side and power.

Outside

To the front the property benefits from a Presscrete driveway with car standing, a well maintained garden including a small lawn, mature trees and shrubs, stocked borders and box hedging down one side. To the rear of the property there is a second driveway leading to the garage, gated side access to the immaculate garden which includes a generous decking area, perfect for entertaining, a lawned area beyond, a stepping stone and gravel footpath, a range of mature trees and shrubs, stocked borders, external power point and fenced boundaries.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	72
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		

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