Robert Ellis

look no further...

Scrivelsby Gardens,
Chilwell, Nottingham
NG9 5HJ

£280,000 Freehold

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A spacious bay fronted, two double bedroom, detached house with a garage.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including; first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, dining room, kitchen and WC to the ground floor with two good sized double bedrooms and bathroom on the first floor.

Outside to the front of the property you will find a driveway offering ample off road car standing and gated side access leading to the garage and private and enclosed rear garden.

Offered to the market with the benefit of ready to move in condition, a light and airy versatile living space, double glazing and gas central heating throughout, this property truly must be viewed in order to be fully appreciated.

Entrance Hall
A composite entrance door, double glazed window to the side, laminate flooring, radiator, stairs to the first floor, useful under stair storage cupboard and doors to the WC, kitchen and dining room.

Dining Room
10'9" x 9'4" (3.29m x 2.86m)
A carpeted reception room with radiator, French doors to the rear and opening into the lounge.

Lounge
13'6" x 11'8" (4.12m x 3.57m)
A carpeted reception room with double glazed bay window to the front, radiator and a gas fire with Adam-style mantle.

Kitchen
13'6" x 8'1" (4.12m x 2.48m)
Fitted with a range of wall, base and drawer units, work surfacing, sink and drainer unit with mixer tap, integrated electric oven and grill, integrated gas hob, space for a fridge freezer, plumbing for a washing machine, tiled flooring and splashback, radiator, double glazed window to the rear and a door to the garden.

WC
Fitted with a low level WC, wash hand basin inset to vanity unit, double glazed window to the side and a radiator.

First Floor Landing
With a double glazed window to the side, loft hatch, useful storage space and doors to the bathroom and two bedrooms.

Bedroom One
13'5" x 11'8" (4.1m x 3.58m)
A carpeted double bedroom with double glazed window to the front and radiator.

Bedroom Two
10'10" x 9'4" (3.31m x 2.86m)
A carpeted double bedroom with double glazed window to the rear and radiator.

Bathroom
8'0" x 7'6" (2.45m x 2.3m)
Incorporating a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, useful airing cupboard housing the hot water cylinder, double glazed window to the rear and a wall mounted heated towel rail.

Outside
To the front of the property you will find a driveway offering ample off road car standing and gated side access leading to the garage and private and enclosed rear garden, which includes a gravelled area overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders and fenced boundaries.

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

Material Information
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Building Safety: No Obvious Risk
Restrictions: No
Right and Easements: No
Planning Permission/Building Regulations: None
Accessibility/Adaptions; None
Flood Risk: Low

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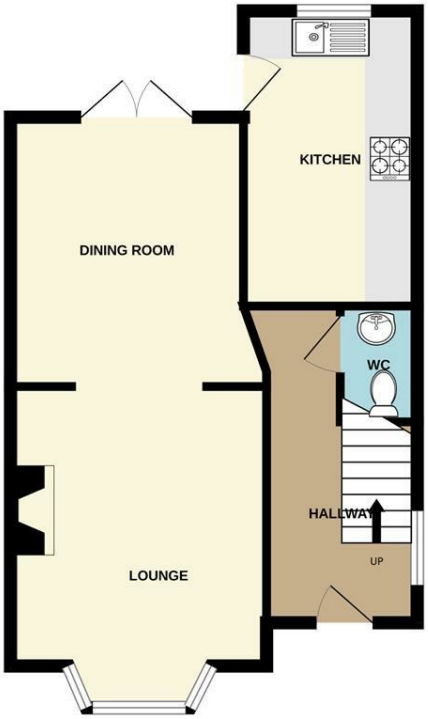
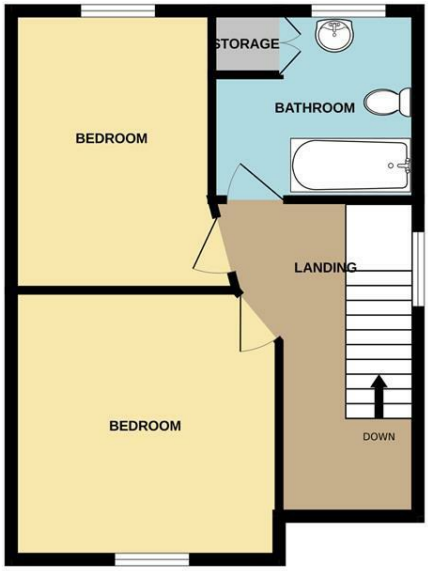
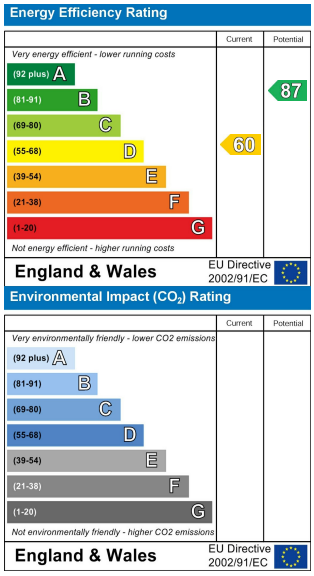
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR





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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