Robert Ellis

look no further...

Cator Lane,
Chilwell, Nottingham
NG9 4BG

£325,000 Freehold

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A traditional bay fronted three bedroom semi-detached house.

Situated in this sought after and convenient residential location within easy reach of a variety of local shops and amenities including schools, the A52 and transport links such as the NET tram, 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: Entrance hallway, lounge and an open plan kitchen diner to the ground floor. Rising to the first floor are two good sized double bedrooms, a further single bedroom and a family bathroom.

To the front of the property you will find a large tarmac driveway with car standing and gated side access leading to the rear where you will find a generous private and enclosed primarily lawned garden with a patio area, a range of mature trees and shrubs, fenced boundaries and a detached garage.

Having been upgraded by the current vendors throughout including a new open plan kitchen diner and bathroom this great property is offered to the market with the benefit of a range of modern fixtures and fittings and chain free vacant possession.

Entrance Porch
UPVC double glazed entrance door, and a secondary door with flanking windows leading to the entrance hall.

Entrance Hall
Laminate flooring, stairs to the first floor, opening into the kitchen diner and door to the lounge.

Lounge
12'4" x 10'8" (3.78 x 3.27)
A carpeted reception room with UPVC double glazed bay window to the front, radiator and built in alcove cupboard and shelving units.

Kitchen Diner
19'9" x 12'1" (6.03 x 3.7)
Fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with electric hob and extractor fan over, integrated fridge freezer, breakfast bar, laminate flooring, useful under stair storage cupboard, inset ceiling spot lights and UPVC double glazed sliding patio doors and window to the rear.

First Floor Landing
UPVC double glazed window to the side, and doors to the bathroom and three bedrooms.

Bedroom One
12'6" x 12'3" (3.82 x 3.74)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Two
12'4" x 10'9" (3.78 x 3.28)
A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

Bedroom Three
7'3" x 7'0" (2.23 x 2.15)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

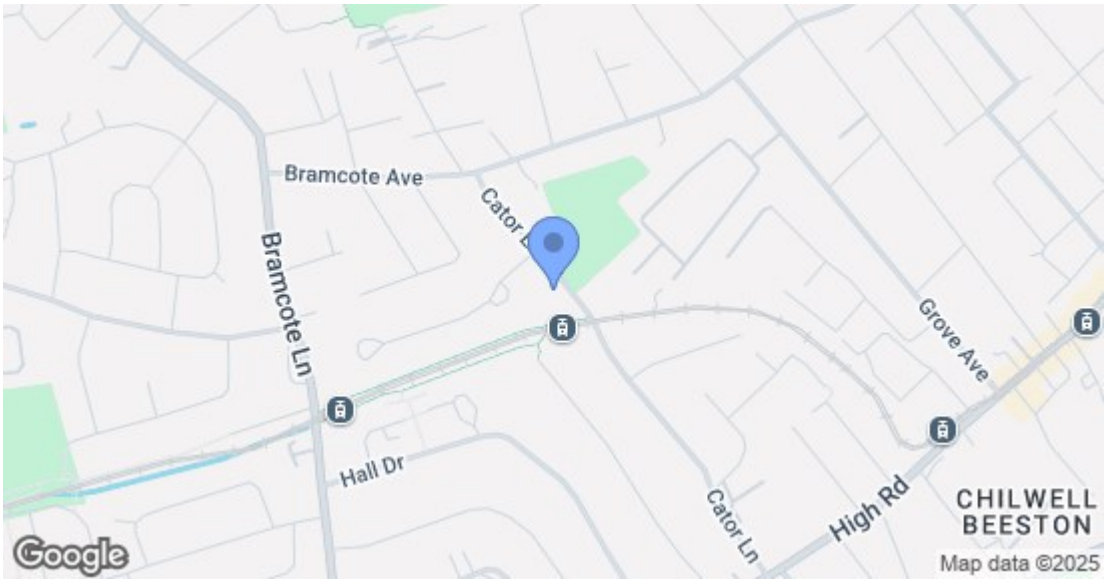
Bathroom
Incorporating a four piece suite comprising: a feature stand alone bath with shower handset, walk in shower with mains control shower, wash hand basin inset to vanity unit, low level WC, tiling flooring and wall, UPVC double glazed window to the rear, extractor fan, wall mounted heated towel rail and loft hatch.

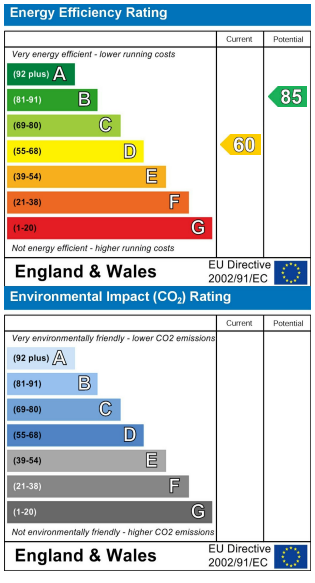
Outside
To the front of the property you will find a large tarmac driveway with car standing and gated side access leading to the rear where you will find a generous private and enclosed primarily lawned garden with a patio area, a range of mature trees and shrubs, fenced boundaries and a detached garage.

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: None
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.

Robert Ellis
ESTATE AGENTS





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