



Clarkes Lane,  
Chilwell, Nottingham  
NG9 5BL

**£500,000 Freehold**



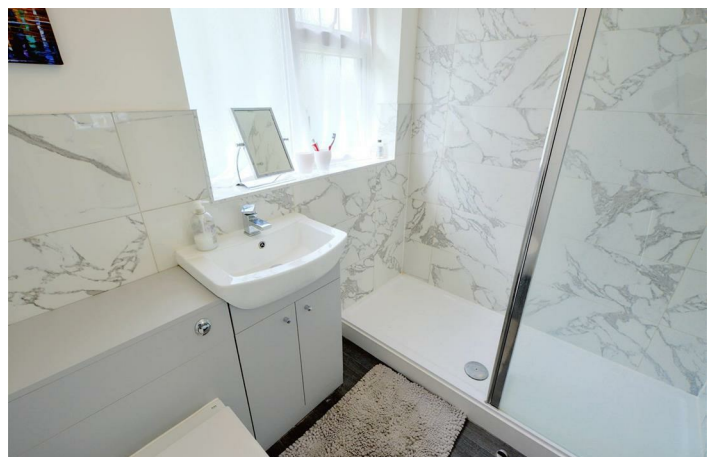
A Substantial Four Bedroom Detached House on a Generous Corner Plot.

Offering a spacious and versatile interior with well presented accommodation throughout, this excellent house displays further development potential subject to the necessary consents and is likely to appeal to a wide variety of potential purchasers but considered ideal for a family looking for larger accommodation.

In brief the bright and airy interior comprises; entrance porch, entrance hallway, dining area, sitting room, conservatory, breakfast kitchen, side porch, WC and integral garage to the ground floor with a master En-suite bedroom, three further bedrooms and shower room to the first floor.

Outside the property has a drive to the front providing ample car standing with the double garage beyond, and private primarily lawned gardens to side and rear with stocked borders and patio.

Occupying a sought-after position, well placed for easy access to both Chilwell High Road and Beeston Town Centre as well as excellent transport links such as the NET tram, local parks and schools, this property is well worthy of viewing.



UPVC double glazed entrance door leads to porch.

#### Porch

10'5" x 5'2" (3.20m x 1.58m)

Three UPVC double glazed windows, second UPVC double glazed door with flanking windows to hallway.

#### Entrance Hallway

Stairs leading to the first floor, two useful store cupboards and radiator.

#### Breakfast Kitchen

15'5" x 9'10" (maximum overall measurements) (4.70m x 3m (maximum overall measurements))

Fitted with a range of wall and base units, work surfacing with splashback, single sink and drainer unit with mixer tap, breakfast bar, gas hob with extractor above and electric oven and grill below, plumbing for washing machine and dishwasher, Worcester boiler, integrated fridge and UPVC double glazed window to rear.

#### Side Porch

6'9" x 4'11" (2.06m x 1.52)

UPVC double glazed door to the rear.

#### WC

Fitted with a low level WC, wall mounted wash hand basin and obscured UPVC double glazed window to the side.

#### Integral Garage

16'11" x 16'4" (5.16m x 5m)

Up and over door to the front with further pedestrian door, light and power.

#### Dining Area

8'9" x 8'3" (2.69m x 2.54m )

UPVC double glazed window to the rear and radiator.

#### Sitting Room

20'4" x 11'6" (6.22m x 3.53m )

UPVC double glazed window to the front, double glazed patio doors to the rear leading into the conservatory, radiator and fuel affect gas stove mounted on a flagstone hearth with timber mantle and rustic brick surround.

#### Conservatory

11'5" 10'4" (3.50m 3.15m )

UPVC double glazed windows and patio doors leading to the rear garden.

#### First Floor Landing

Stairs rising from the ground floor, UPVC double glazed window to the front and doors leading into the shower room and three bedrooms.

#### Bedroom One

13'4" x 11'7" (4.08m x 3.55m)

UPVC double glazed window to the front, fitted wardrobes and door leading into the En-suite

#### En-suite

Fitted with a low level WC, wash hand basin inset to vanity with shaver point, shower cubicle with mains control shower, part tiled walls, wall mounted heated towel rail, extractor fan and obscured UPVC double glazed window to the rear.

#### Bedroom Two

11'9" x 11'0" ( maximum overall measurements) (3.60m x 3.37m ( maximum overall measurements))

Two UPVC double glazed windows to the front and radiator.

#### Bedroom Three

8'11" x 7'9" (plus door recess) (2.72m x 2.38m (plus door recess))

UPVC double glazed window to the rear and radiator.

#### Bedroom Four

7'10" x 6'8" (plus door recess) (2.41m x 2.05m (plus door recess))

UPVC double glazed window to the rear and radiator.

#### Shower Room

Fitted with three piece suite comprising; low level WC, wash hand basin inset to vanity unit, shower cubicle with mains control shower, part tiled walls, wall mounted heated towel rail, extractor fan and obscured UPVC double glazed window to the rear.

#### Outside

The property occupies a generous and private corner plot, to the front there is drive providing car standing with the garage beyond and a primarily lawned garden. Gated access leads to the side and the rear of the property providing a private garden which is primarily lawned with an outside tap, patio and mature well stocked beds and borders.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(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	

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.