



Norman Close,  
Chilwell, Nottingham  
NG9 4EW

**£435,000 Freehold**



A spacious three-bedroom, detached family home with the benefit of no upward chain.

Tucked away in a quiet cul-de-sac, you are well positioned for access to a large variety of local amenities including shops, public houses, schools, healthcare facilities and transport links with bus and tram stops within walking distance.

This charming property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises, An entrance porch, through to a welcoming entrance hall, generous lounge, dining room, L shape kitchen, utility room and downstairs WC to the ground floor. Then rising to the first floor are three double bedrooms, one with en-suite, bathroom and separate WC.

Outside the property to the front is a block paved driveway with ample off-street parking for multiple cars leading to an integral garage and mature shrubs. The deceptively big, enclosed rear garden is split into sections with a lawned area, paved seating space and mature shrubs.

Having been a well-loved home for many years, this attractive property is offered to the market with the advantage of UPVC double glazing and gas central heating, and offers fantastic potential for the incoming purchaser to upgrade and remodel to suite the needs of their taste and requirement, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Porch

Entrance door through to a tiled porchway.

### Entrance Hall

Secondary door through to a carpeted entrance hall with radiator.

### Lounge

13'11" x 13'6" (4.25m x 4.13m)

A carpeted reception room, with radiator, gas fire and UPVC double glazed window to the front aspect.

### Dining Room

12'4" x 10'4" (3.76m x 3.15m)

A carpeted reception room, with radiator and UPVC double glazed sliding door to the rear garden.

### Kitchen

13'9" x 9'1" (4.20m x 2.79m)

An L shaped kitchen with a range of wall and base units and worksurfacing over with tiled splashbacks, one and half bowl sink with drainer and mixer tap. Space and fittings for freestanding appliances to include electric cooker and dishwasher. Access to a large pantry cupboard housing a freestanding fridge freezer. Radiator and UPVC double glazed window to the rear aspect.

### Utility Room

7'10" x 5'3" (2.39m x 1.61m)

Base units with work surface above and space and fittings for freestanding appliances to include washing machine, freezer, and door out to the rear garden.

### Downstairs WC

Low flush WC and wash hand basin, with tiled flooring and wall mounted boiler.

### First Floor Landing

A carpeted landing space, with UPVC double glazed window to the side aspect and airing cupboard housing the water tank.

### Bedroom One

12'11" x 11'3" (3.95m x 3.44m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

11'11" x 8'6" (3.65m x 2.60m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Three

12'11" x 8'0" (3.94m x 2.44m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect. Access to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains power shower, fully tiled walls, heated towel rail and UPVC double glazed window to the side and rear aspect.

### Bathroom

Incorporating a bath with mains power shower above and wash hand basin, radiator and UPVC double glazed window to the rear aspect.

### Separate WC

Low flush WC and UPVC double glazed window to the rear aspect.

### Outside

To the front is a large block paved driveway with ample off-street parking leading to an integral garage, there is also some mature shrubs and gated side access to the rear garden. This is initially lawned with a paved seating area and shed, and then to the back of the garden is a further lawned space, with mature shrubs and green house.

### 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

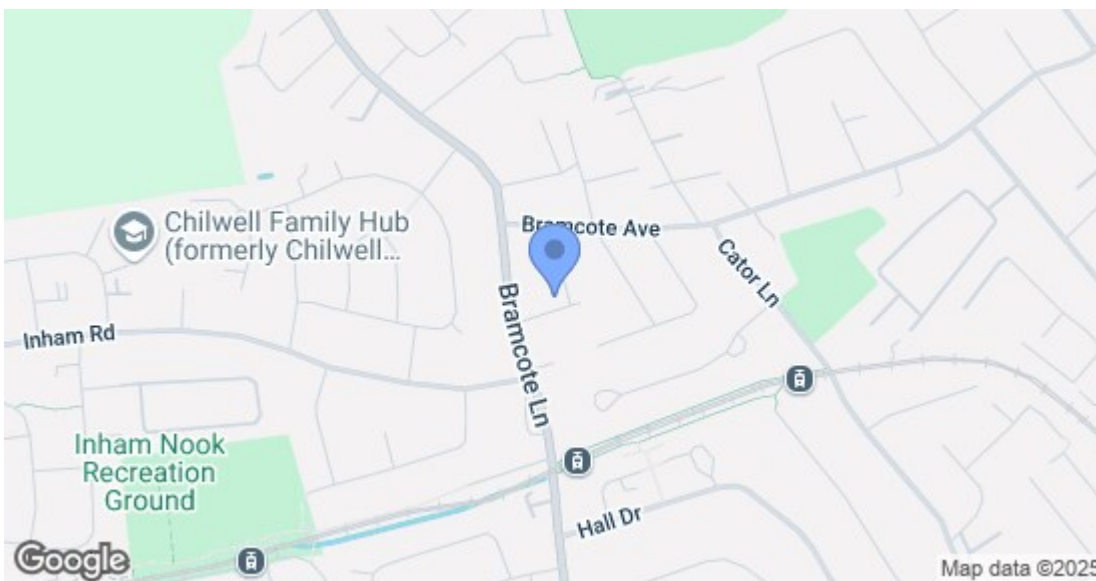
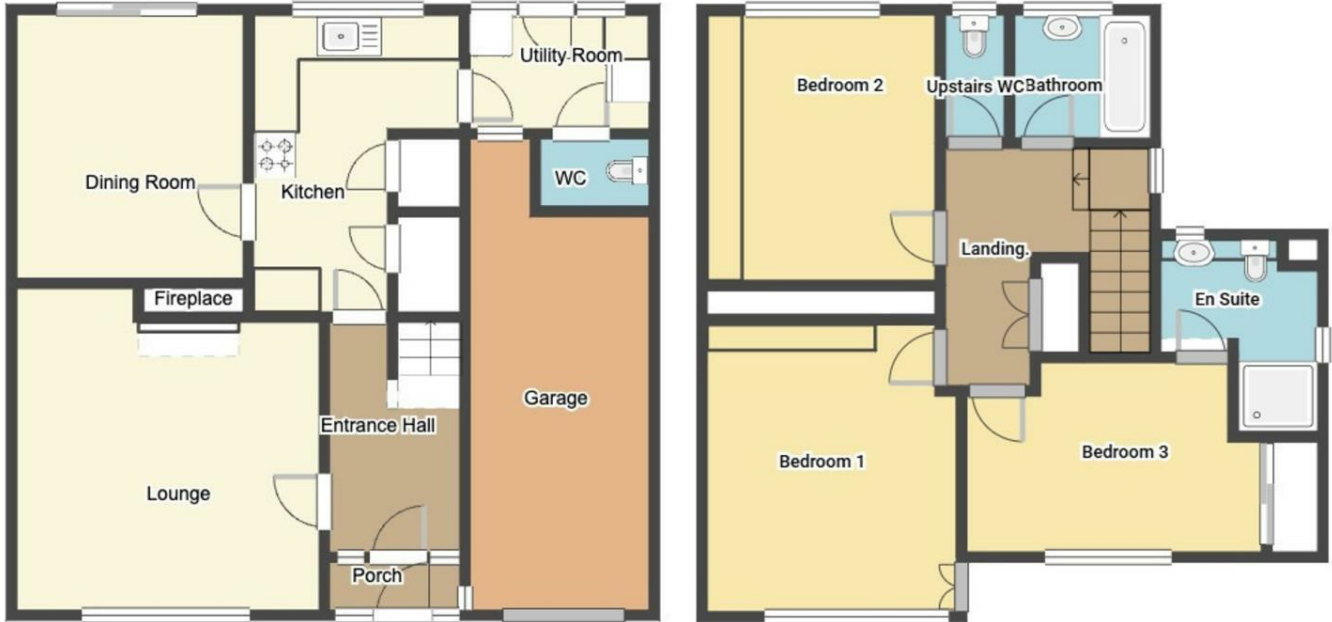
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		62	
(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	

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