Robert Ellis

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Farm Road

Chilwell, Nottingham NG9 5BZ

An Extended and Versatile Hofton Built Four Bedroom Semi-Detached House.

Asking Price £430,000 Freehold

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An extended and versatile Hofton built four bedroom semi-detached house.

Benefiting from a loft conversion providing a fourth bedroom and an extended kitchen with modern quality fitments, this excellent house is situated on a particularly popular road surrounded by other attractive period properties.

In brief, the generous and well presented interior comprises: Entrance hallway, WC, dining room, sitting room and kitchen/diner to the ground floor. Rising to the first floor are two double bedrooms, a further single bedroom and bathroom. To the second floor is a further double bedroom.

Outside the property occupies a generous plot with a driveway to the front with garage beyond and mature and well maintained gardens to both front and rear.

Conveniently situated for easy access to a range of transport links including the NET tram, schools, shops and a variety of other facilities this house would ideally suit the needs of a growing family but is likely to appeal to a variety of potential purchasers.

Porch
A UPVC double glazed entrance door leads to porch.

Hallway
A second UPVC double glazed entrance door with flanking windows leads to hallway with stairs off to first floor landing and useful understairs cupboard.

WC
With WC, wall mounted wash hand basin, radiator, UPVC double glazed window and extractor fan.

Kitchen/Diner
14'5" x 7'11" (4.40 x 2.43)
With fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, NEFF induction hob with extractor above, inset electric oven and grill, integrated dishwasher, further appliance space, UPVC double glazed window, inset ceiling spotlights, feature radiator and UPVC double glazed patio doors leading to the rear garden.

Sitting Room
16'9" x 10'4" (5.11 x 3.16)
With UPVC double glazed patio door leading to the rear garden, radiator, fuel effect gas fire with hearth and surround and Adam style mantle.

Dining Room
13'5" x 11'11" (4.11 x 3.65)
With UPVC double glazed bay window to the front, radiator and open fire with tiled surround and hearth and Adam style mantle.

First Floor Landing
With UPVC double glazed window, radiator and stairs off to second floor landing.

Bedroom One
11'5" x 10'5" (3.49 x 3.19)
With UPVC double glazed window, radiator, fitted wardrobe and dressing table.

Bedroom Two
12'5" x 11'10" (3.79 x 3.62)
With UPVC double glazed window and radiator.

Bedroom Three
8'7" x 6'11" (2.64 x 2.11)
With UPVC double glazed window, radiator and fitted wardrobes.

Bathroom
Incorporating a three piece suite comprising WC, wash hand basin inset to vanity unit with illuminated mirror and shaving point above, 'P' shaped bath with mains controlled shower over, part tiled walls, tiled flooring, two UPVC double glazed windows, wall mounted heated towel rail, inset ceiling spotlights, extractor fan and airing cupboard housing the Worcester boiler.

Stairs to Second Floor Landing

Bedroom Four
14'9" x 11'10" (maximum overall measurements) (4.50 x 3.62 (maximum overall measurements))
With Velux window, UPVC double glazed window, radiator and useful eaves storage cupboard.

Outside
To the front the property has a walled boundary and a drive providing car standing with a detached garage beyond. The property also benefits from a mature front garden with lawn, stocked borders and gated access to the rear. To the rear the property has a generous and enclosed garden with a yard area to the side of the house, patio to the rear, primarily lawned garden with well stocked beds and borders with mature shrubs and trees, timber shed and simmer house with power.

Garage
15'8" x 8'2" (4.79 x 2.51)
With up and over door to the front, window to the rear, light and power.

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: Have both for extension and loft conversion.
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.

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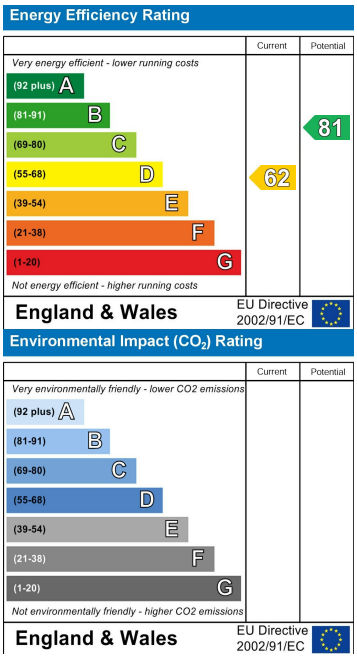

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