Robert Ellis

look no further...







Newall Drive,
Chilwell, Nottingham
NG9 6NU

£260,000 Freehold

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A immaculately presented two-bedroom semi-detached house.

Tucked away from the road in a peaceful and private position, this excellent home with a contemporary interior, ready to move into accommodation that will doubtless be of appeal to a variety of potential purchaser but is considered ideal for a first time buyer.

In brief the stylish interior comprises: entrance hall, sitting room, kitchen, then rising to the first floor are two bedrooms and a modern bathroom.

Outside the property has a courtyard styled garden to the front, that is landscaped with maintenance in mind and to the rear there is a presented and enclosed garden, ideal for entertaining and relaxing.

Situated within a particularly sought-after estate position, well placed for local shops, schools, parks. doctors and excellent transport links, this great opportunity is well worthy of viewing.





Entrance Hall
A composite double glazed entrance door leads to hallway, radiator, stairs off to first floor landing.

Sitting Room
13'9" x 10'2" (4.20m x 3.11m)
UPVC double glazed window to the front with fitted shutters, radiator, fuel-effect gas fire with granite style hearth and Adam style surround.

Kitchen
13'6" x 6'7" (4.12m x 2.01m)
Modern fitted wall, base units, work surfaces with tile splashback, one and half bowl sink with mixer tap, a Stoves gas cooker with filter above, plumbing for a washing machine, concealed Ideal Boiler, radiator, UPVC double glazed window and door to the exterior, useful understairs cupboard.

Landing
UPVC double glazed window.

Bedroom One
13'8" x 10'6" (4.17m x 3.22m)
UPVC double glazed window with fitted shutters, radiator, wardrobe and airing cupboard housing the hot water cylinder.

Bedroom Two
9'8" x 7'0" (2.95m x 2.14m)
UPVC double glazed window and radiator.

Bathroom
6'8" x 6'2" (2.04m x 1.89m)
With modern fitments in white comprising: WC and wash-hand basin, shaver point, P-shaped bath with mains controlled overhead shower and further shower handset, fully tiled walls, tiled flooring, wall-mounted heated towel rail, UPVC double glazed window, and wall-mounted illuminated mirror.

Outside
To the front the property has a drive providing car standing for two vehicles, beyond which is a bike and bin store. The front garden is landscaped with maintenance in mind and comprises: gravelled area, path to the front door and shrubs. Gated access leads along side of the property to the rear and enclosed garden. To the rear the property has a patio with outside tap and power point, lawn, raised borders, a further patio and timber shed.

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
Does the property have spray foam in the loft?: No
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.



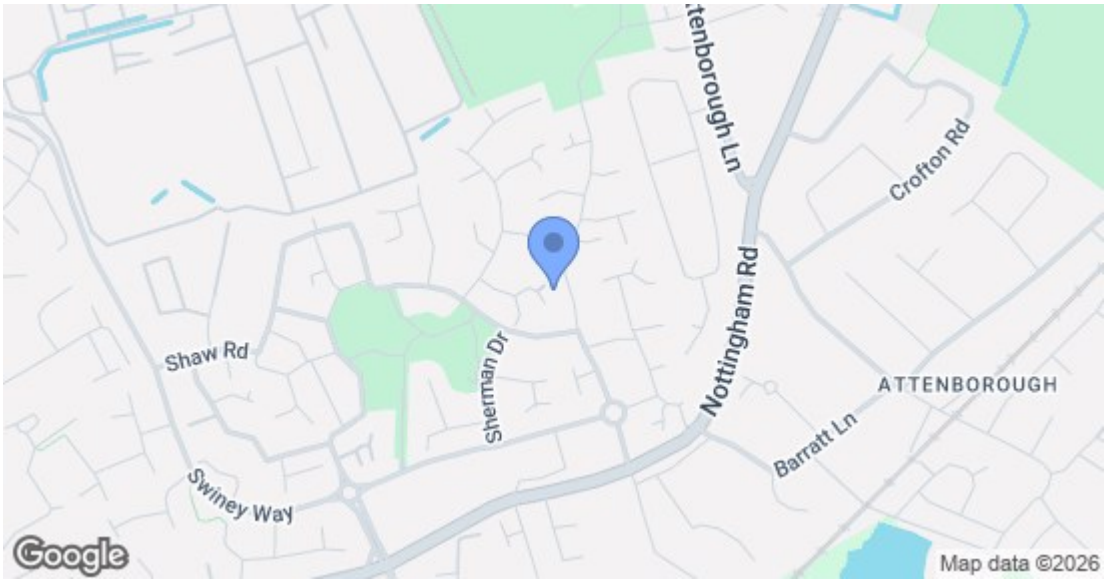


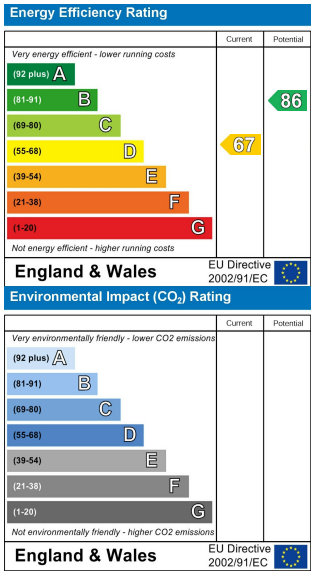
GROUND FLOOR

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1ST FLOOR







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