Robert Ellis

look no further...

Kirkland Drive,
Chilwell, Nottingham
NG9 6LX

£415,000 Freehold

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A WELL PRESENTED FOUR BEDROOM DETACHED HOUSE ON A GENEROUS CORNER PLOT.

Having been well maintained and upgraded by the current vendors, this excellent property complimented by modern fixtures and fittings throughout will ideally suit the needs of a family although likely to appeal to a variety of potential purchasers.

In brief, the beautifully presented interior comprises entrance hall, sitting room, dining room, breakfast kitchen, utility and WC to the ground floor. Rising to the first floor is a master en-suite bedroom, three further bedrooms and family bathroom.

Outside, the property has a drive to the front with a garage beyond, beautifully manicured well stocked mature gardens to both front and rear.

Occupying a sought-after estate position, convenient for good parks, shops, schools and excellent transport links, this ready to move into property simply must be viewed to be truly appreciated.

ENTRANCE
Composite double glazed entrance door leads to hallway, radiator, stairs off to first floor landing.

SITTING ROOM
17'1" x 11'1" (5.23 x 3.38)
uPVC double glazed bay window to the front, radiator, fuel effect gas fire with granite style hearth and surrounding Adam-style mantel.

DINING ROOM
10'7" x 10'2" (3.24 x 3.12)
uPVC patio door to the rear garden and radiator.

BREAKFAST KITCHEN
12'9" x 10'4" maximum (3.91 x 3.17 maximum)
With a quality fitted John Lewis kitchen with ample wall and base units, work surfacing with splashback, one and a half bowl sink with mixer tap, inset gas hob with electric grille and oven below with extractor above, integrated microwave and dishwasher, uPVC double glazed window, tiled flooring.

UTILITY
7'10" x 4'11" (2.39 x 1.51)
Base units, work surfacing, single sink and drainer with mixer tap, plumbing for washing machine, dryer space, extractor, wall mounted Baxi boiler, uPVC double glazed window and door to the exterior.

WC
Wash hand basin inset to vanity unit, WC, uPVC double glazed window, wall mounted heated towel rail.

STAIRS TO FIRST FLOOR LANDING
Loft hatch, airing cupboard housing the hot water cylinder and further airing cupboard with radiator and slated shelves above.

BEDROOM ONE
13'11" x 11'9" (4.25 x 3.60)
Two uPVC double glazed windows, two radiator and fitted wardrobes.

EN-SUITE
Quality modern fitments in white comprising WC and wash hand basin inset to vanity unit with mirror fronted cabinet above, walk in shower with overhead shower and further shower handset, radiator, uPVC double glazed window, inset ceiling spotlights and extractor fan.

BEDROOM TWO
11'9" x 8'9" (3.59 x 2.69)
uPVC double glazed window, radiator and fitted wardrobes.

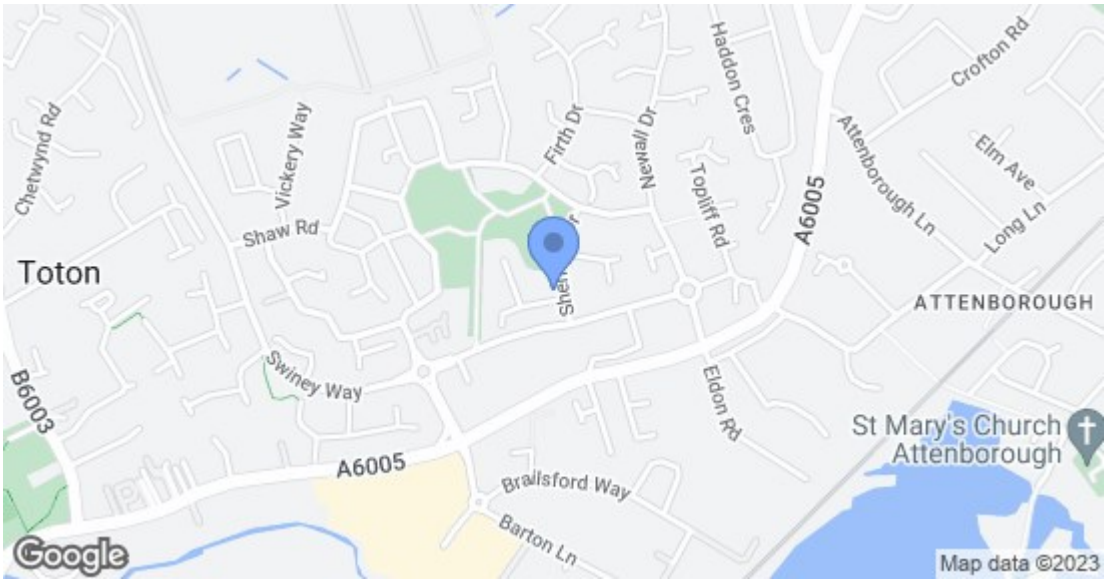
BEDROOM THREE
10'6" x 9'2" (3.21 x 2.81)
uPVC double glazed window and radiator.

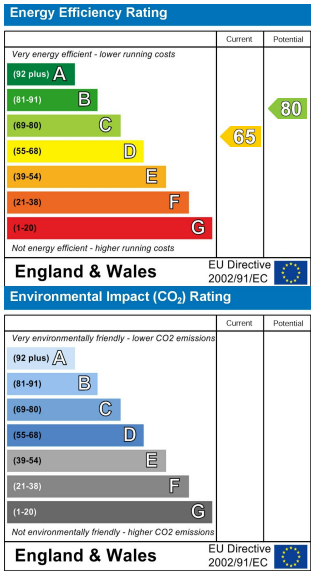
BEDROOM FOUR
10'6" x 8'10" (3.21 x 2.71)
uPVC double glazed window and radiator.

FAMILY BATHROOM
WC, wash hand basin inset to vanity unit, shaver point, marble tops and illuminated mirror above, "P" shaped bath with mains controlled shower, radiator, tile flooring, uPVC double glazed window and extractor fan.

OUTSIDE
To the front, the property has an attractive resin drive with the garage beyond and a beautifully presented mature and well manicured garden with various stocked beds and borders, mature shrubs and trees, and a gravel area. Gated access leads to the rear of the property where there is an enclosed and private garden which comprises a block paved patio, outside tap, synthetic lawn, water butt and well stocked beds and borders with a wide variety of mature shrubs and trees.

GARAGE
16'11" x 8'3" (5.17 x 2.53)
Up and over door to the front, pedestrian door to the side, light and power.





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.

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