



The Close,  
Chilwell, Nottingham  
NG9 5DF

**£425,000 Freehold**





Nestled in the charming area of The Close, Chilwell, Nottingham, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating off-road parking and a detached garage.

Chilwell is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, making it an ideal place to call home. The property is also well-connected to Nottingham city centre, providing easy access to a wider range of facilities and services.

This charming home in The Close is perfect for those seeking a peaceful yet connected lifestyle. With its spacious layout and convenient parking, it is a must-see for anyone looking to settle in this lovely part of Nottingham. Don't miss the chance to make this delightful property your own.



### Entrance Hall

A composite entrance door, tiled flooring, stairs to the first floor, useful under stairs storage cupboard housing the boiler and the underfloor heating pipework.

### Lounge

14'6" x 11'7" (4.44m x 3.55m )

UPVC double glazed bay window to the front, tiled flooring with underfloor heating, and spotlights to ceiling.

### Kitchen Diner

20'9" x 8'3" (6.33m x 2.53m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven, integrated five-burner gas hob with extractor fan over, integrated dishwasher, washing machine, and fridge freezer, spotlights to ceiling, tiled flooring with underfloor heating, UPVC double glazed French doors and UPVC double glazed window to the rear, and a composite door to the side.

### Downstairs WC

Fitted with a low level WC, wall mounted wash-hand basin, tiled flooring and partly tiled walls, UPVC double glazed window to the side, and extractor fan.

### First Floor Landing

UPVC double glazed window to the side, spotlights to ceiling and doors to the bathroom and three bedrooms.

### Bedroom One

11'7" x 11'5" (3.54m x 3.49m )

UPVC double glazed bay window to the front, underfloor heating, spotlights to ceiling and fitted wardrobes.

### Bedroom Two

11'7" x 11'5" (3.55m x 3.5m )

UPVC double glazed window to the rear, underfloor heating, and spotlights to ceiling.

### Bedroom Three

8'8" x 8'0" (2.65m x 2.46m )

UPVC double glazed window to the rear, underfloor heating, and spotlights to the ceiling.

### Bathroom

Incorporating a four-piece suite comprising: walk-in shower, pedestal wash-hand basin, bidet, fully tiled walls and flooring with underfloor heating, spotlights to ceiling, extractor fan and UPVC double glazed window to the front.

### Garage

18'1" x 15'2" (5.53m x 4.64m )

With an electric up and over door to the front, pedestrian door to the side, UPVC double glazed window to the side, light and power.

### Outside

To the front of the property you will find a range of mature shrubs and a variety of rose bushes, and a tarmac driveway leading down the side to the garage and rear garden where you find a paved patio overlooking the lawn beyond and stocked borders.

### 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: granted for full build.

Accessibility/Adaptions: None

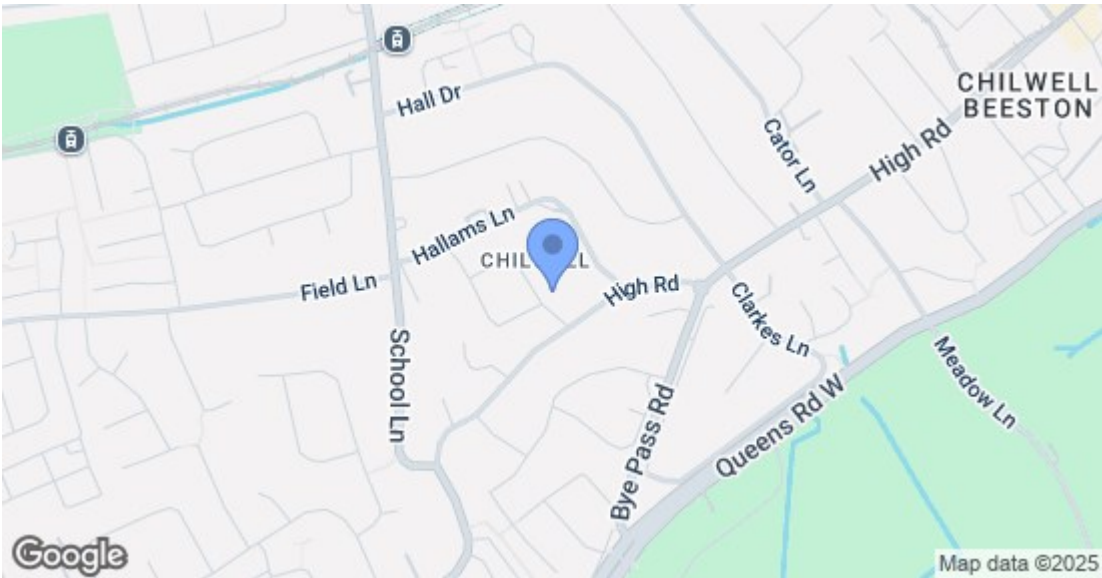
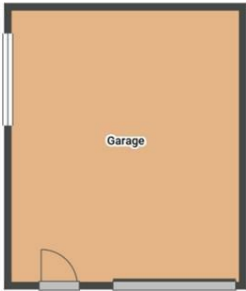
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
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