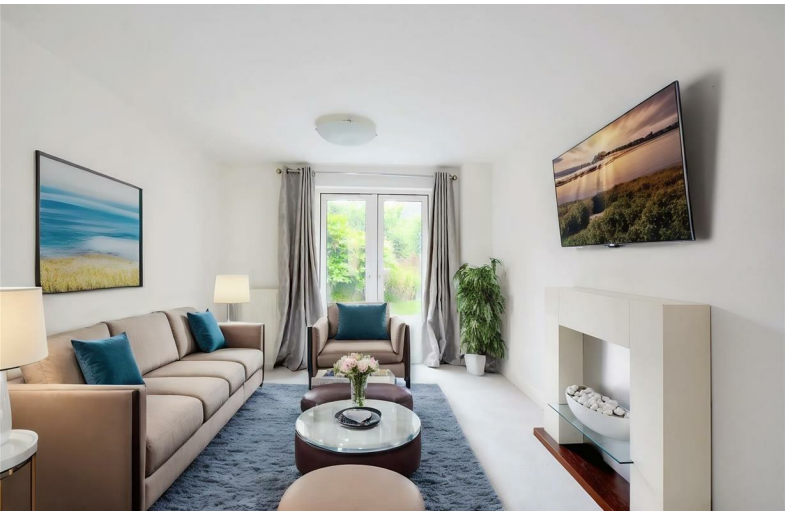
Robert Ellis

look no further...



Wilkinson Close,
Chilwell, Nottingham
NG9 6RL

£280,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A neatly presented three-bedroom, detached property with the benefit of no upward chain.

Situated in this sought after and well-established residential location, readily accessible for a range of local shops and amenities including Chilwell Retail Park, transport links and Attenborough Nature Reserve.

This lovely property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, or growing families.

In brief the internal accommodation comprises; entrance Hall, lounge, kitchen diner and guest cloakroom to the ground floor. Then rising to the first floor is the main bedroom suite, a further two bedrooms and bathroom.

Outside to the front of the property there is a low maintenance artificial lawn and driveway with ample off-street parking leading to the garage. Gated side access leads to the private and enclosed rear garden.

With the advantage of gas central heating and UPVC double glazed throughout this property is well worthy of an early internal viewing.

Entrance Hall
Composite entrance door through to a carpeted entrance hall, with radiator and under stairs storage cupboard.

Lounge
15'4" x 10'1" (4.69m x 3.09m)
A carpeted room with two radiators, electric fireplace, UPVC double glazed window to the front aspect and UPVC double glazed French doors to the rear garden.

Kitchen Diner
15'2" x 13'10" (4.64m x 4.24m)
Fitted with a range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven, integrated fridge freezer and fittings for washing machine, laminate flooring, wall mounted boiler and UPVC double glazed windows to the front and rear aspect.

Guest Cloakroom
Fitted with a low level WC, pedestal wash hand basin, tiled flooring, radiator and UPVC double glazed window to the rear aspect.

First Floor Landing
A carpeted landing with UPVC double glazed window to the front aspect.

Main Bedroom Suite
11'8" x 10'3" (3.58m x 3.14m)
A carpeted bedroom, with radiator, UPVC double glazed window to the front aspect and door leading to the en-suite.

En-suite
Fitted with a three-piece suite incorporating a walk-in mains powered shower, wash hand basin and low level WC, fully tiled wall and flooring, radiator and UPVC double glazed window to the rear aspect.

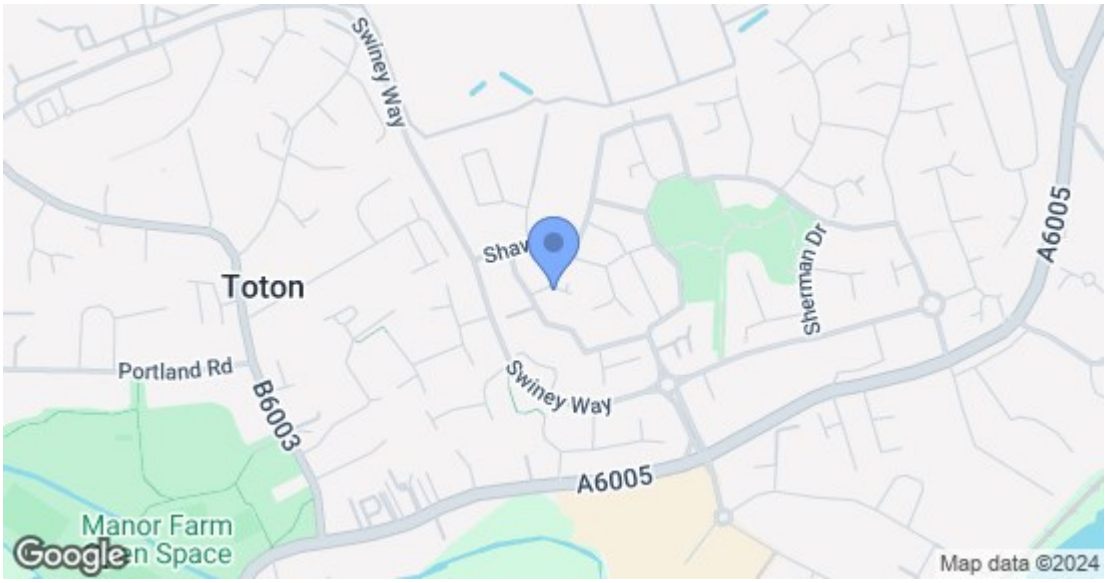
Bedroom Two
13'6" x 7'5" (4.13m x 2.28m)
A carpeted bedroom with radiator, cupboard housing the water tank and UPVC double glazed window to the front aspect.

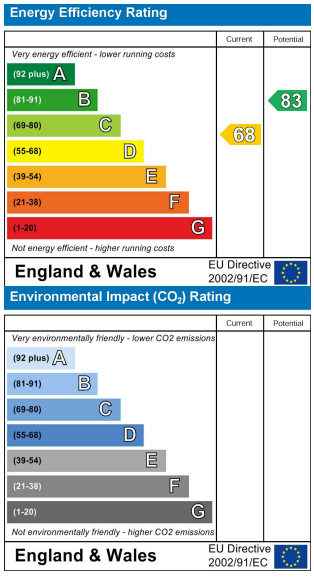
Bedroom Three
12'10" x 7'5" (3.92m x 2.28m)
A carpeted bedroom with radiator and UPVC double glazed window to the rear aspect.

Bathroom
A three-piece suite incorporating a bath, wash hand basin and low level WC, fully tiled wall and flooring, radiator and UPVC double glazed window to the rear aspect.

Outside
To the front is a low maintenance artificial lawn and driveway with ample off-street parking leading to the garage. There is then gated access to the rear, this is primarily lawned with a decked seating area, mature shrubs, and fenced boundary.

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.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888