Robert Ellis

look no further. . .

16 Russell Gardens,
Chilwell
NG9 6GT

£240,000

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An extended and particularly well appointed three bedroom semi-detached house.

Up to the minute contemporary, gas centrally heated accommodation with enclosed garden and driveway for car/vehicle standing with garage space (subject to necessary permissions).

In brief the internal accommodation comprises: An attractively tiled entrance hall to lounge with window to the front and door to an extended reception room with dining space, seating area with doors and window to the rear garden and a contemporary re-fitted kitchen with built in appliances and side/rear exit door. Rising to the first floor are three bedrooms and a re-fitted bathroom with 'P' shaped bath, shower and WC.

An early viewing of this popular house type in this sought after cul-de-sac location comes highly recommended.

Entrance Hall
With attractive tiled flooring, UPVC double glazed entrance door, stairs to the fist floor, radiator and door to:

Lounge
13'1" x 12'2" (4.00 x 3.72)
Central heating radiator, double glazed window to the front and part glazed door to 'L' shaped living/dining/breakfast kitchen.

Breakfast Kitchen
15'5" x 10'10" (4.723 x 3.306)
Table and chair space, radiator and fitted contemporary kitchen with white wall and base cupboards, integrated split level electric oven, gas hob with glass and stainless steel extractor, composite one and a half bowl sink unit with mixer tap, further appliance space, attractive ceramic tiled flooring, double glazed window to the rear, ceiling spotlights, double glazed door to the rear and open plan to:

Snug/Morning Room
9'1" x 7'8" (2.774 x 2.356)
Radiator, double glazed window to the rear and double glazed French doors to the rear garden.

First Floor Landing
With loft access enclosing the Baxi Duo Tec combination boiler (for central heating and hot water), double glazed window to the side and access to:

Bedroom One
12'6" x 8'8" (3.827 x 2.663)
Built in wardrobe, central heating radiator and double glazed window to the front.

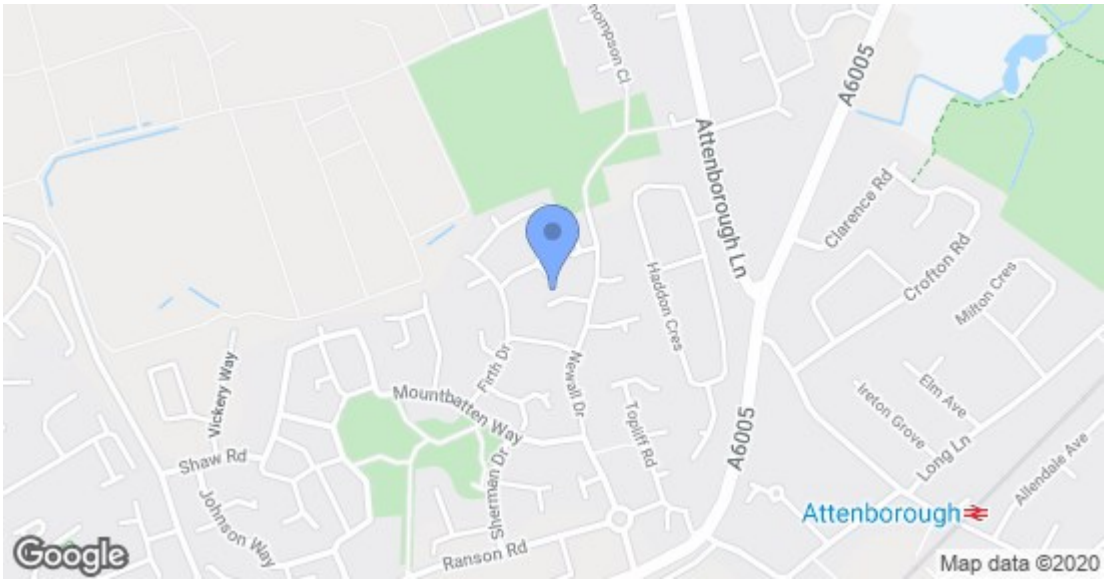
Bedroom Two
9'2" x 8'8" (2.815 x 2.664)
With central heating radiator and double glazed window to the rear.

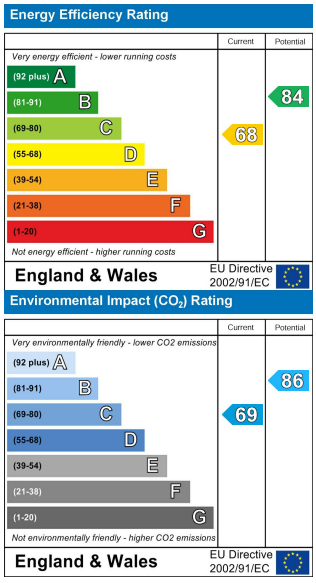
Bedroom Three
9'5" x 6'7" (less over stairs bulkhead) (2.891 x 2.027 (less over stairs bulkhead))
With radiator, built in cabin bed and double glazed window to the front.

Bathroom
Incorporating a contemporary white three piece suite to vanity wash hand basin, low flush WC and 'P' shaped bath with splash panelled screen and shower over, tiled walls and splashbacks, heated towel rail and double glazed window to the rear.

Outside
Enjoying this popular and sought after cul-de-sac location with ample car/vehicle standing to driveway at the side and with garage space (subject to necessary permissions). Open plan lawns at the front and an enclosed paved patio area with decking and lawned gardens at the rear, fenced and enclosed with a pleasant open aspect beyond.

Directional Note
Out of Beeston on Station Road, turn right at the Queens Road traffic lights, Queens Road West, Nottingham Road Attenborough and proceed turning right before the car factory building on Ransome Road, over the island onto Newall Drive and proceed down Newall Drive turning left towards the end of the road onto Russell Gardens where the property can be located on the right hand side.





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.