



Bye Pass Road,  
Chilwell, Nottingham  
NG9 5HL

**£370,000 Freehold**

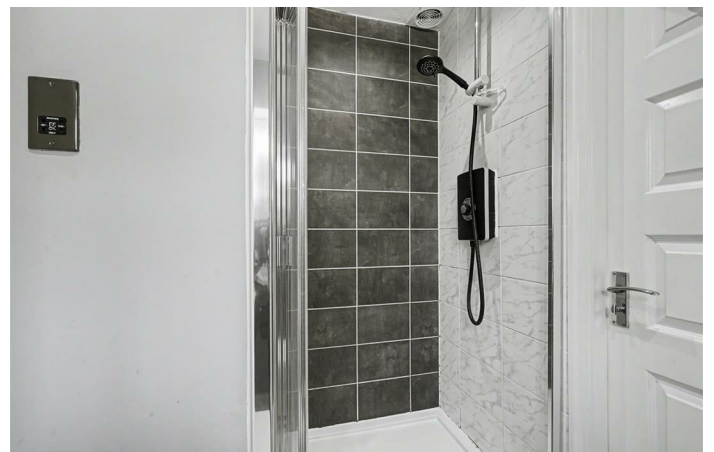


Located on Bye Pass Road, this delightful detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The well-appointed kitchen flows seamlessly into the dining area, making it an ideal setting for family meals and gatherings.

The house boasts three generously sized bedrooms, each designed to provide a peaceful retreat at the end of the day. The two modern bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the property features parking and a garage, a valuable asset in this desirable location. The surrounding area is known for its friendly community and excellent amenities, including shops, schools, and parks, making it a perfect choice for families or professionals alike.

This home is not just a place to live; it is a sanctuary that offers both comfort and style. With its attractive features and prime location, this property is sure to appeal to those seeking a new place to call home in Beeston. Don't miss the opportunity to make this charming house your own.



### Entrance Hall

A composite entrance door, tiled flooring, stairs to the first floor, radiator and doors to the dining room, WC and lounge.

### Lounge

16'2" x 10'4" (4.95m x 3.16m )

A carpeted reception room with media wall with electric fire, UPVC double glazed window to the front and side, and two radiators.

### Downstairs WC

Fitted with a WC, pedestal wash-hand basin, tiled flooring, part-tiled walls and extractor fan.

### Dining Room

12'5" x 8'5" (3.81m x 2.57m )

Tiled flooring, radiator, UPVC double glazed window to the front, UPVC double glazed French doors with flanking windows to the side and an opening into the kitchen.

### Kitchen

13'1" x 7'3" (4m x 2.22m )

Fitted with a range of wall, base and drawer units, work surfaces, single sink with drainer and mixer tap, integrated electric oven with gas hob, aluminium splashback and extractor fan over, integrated washing machine, dishwasher and fridge freezer, tiled flooring, UPVC double glazed window to the side, radiator and a large pantry cupboard.

### First Floor Landing

UPVC double glazed window to the rear, loft-hatch, radiator, and doors to the bathroom and three bedrooms.

### Bedroom One

12'9" x 11'9" (3.9m x 3.6m )

A carpeted double bedroom with fitted wardrobe, UPVC double glazed window to the front, radiator and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising shower, pedestal wash-hand basin, WC, tiled splashback, heated towel rail, extractor fan, electric shaver point, spotlights and UPVC double glazed windows to the front.

### Bedroom Two

10'5" x 8'3" (3.2m x 2.53m )

A carpeted double bedroom with fitted wardrobe, built-in storage cupboard, UPVC double glazed window to the front and side and radiator.

### Bedroom Three

7'8" x 6'10" (2.34m x 2.09m )

A carpeted bedroom with radiator and UPVC double glazed window the rear and side.

### Bathroom

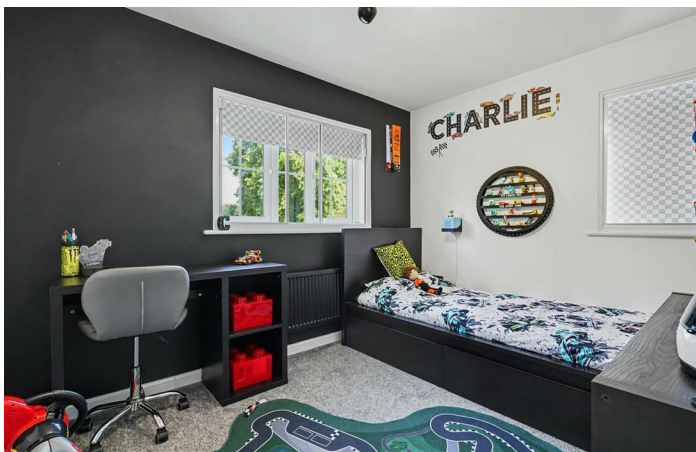
Incorporating a three-piece suite comprising panelled bath, pedestal wash-hand basin, WC, fully tiled walls, wall-mounted heated towel radiator, spotlights to ceiling and UPVC double glazed window.

### Outside

The property benefits from a single garage with a tarmac driveway in front, paved frontage and a private and enclosed low maintenance garden which includes a patio overlooking the artificial lawn beyond and fence boundaries.

### Garage

Up and over garage door to the front, pedestrian door to the rear, light and power.





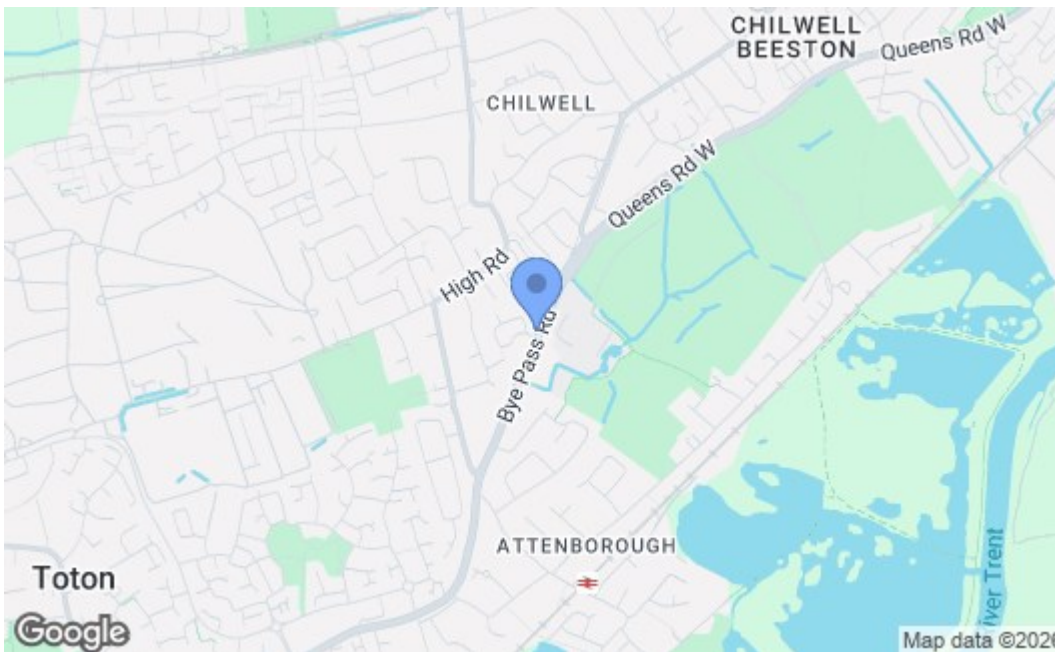
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2026



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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