# Robert Ellis

# look no further...







Farm Road Chilwell, Nottingham NG9 5BZ

Offers Over £450,000 Freehold

An extended and spacious four bedroom bay fronted detached house.



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Situated in this sought after and convenient residential location within easy reach of a variety of local shops and amenities including schools, transport links, Beeston town centre, Chilwell Retail Park and the A52 and M1, this fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals and families.

In brief, the internal accommodation comprises: Porch, entrance hallway, dining room, lounge, kitchen, utility room, second entrance hall/study and a WC to the ground floor, with three good sized double bedrooms, a further single bedroom and a family bathroom to the first floor.

To the front of the property you will find a Tarmac driveway with a gravelled area and mature trees and shrubs and to the rear there is a private and enclosed sunny south facing garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, water tap, a storage shed and fenced boundaries.

Offered to the market with the benefit of a light and airy versatile living space, UPVC double glazing and gas central heating throughout. This property truly must be viewed in order to be fully appreciated.





#### Porch

With UPVC double glazed front door with flanking windows and a door with flanking windows to the entrance hallway.

# Entrance Hallway

With hardwood flooring, stairs to the first floor, radiator and doors to the WC, kitchen, lounge and dining room.

# Dining Room

 $11'10" \times 11'10" (3.63 \times 3.63)$ 

With UPVC double glazed bay window to the front, radiator and French doors to the lounge.

# Lounge

 $19'4" \times 11'1" (5.91 \times 3.39)$ 

With a gas fire with Adam style mantle, radiator, UPVC double glazed window to the side and UPVC double glazed sliding patio doors to the rear.

### Kitchen

 $15'3" \times 7'4" (4.67 \times 2.26)$ 

With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven with gas hob and air filter over, tiled flooring and splashbacks, space for a fridge and freezer, plumbing for a dishwasher, radiator, UPVC double glazed windows to the rear and side and a door to the utility room.

# Utility

 $7'6" \times 6'5" (2.29 \times 1.98)$ 

With base unit, worksurface, plumbing for a washing machine and tumble dryer, space for a fridge freezer, door to the rear and door to the second entrance/study.

# Second Entrance/Study

 $8'0" \times 6'5" (2.46 \times 1.96)$ 

With UPVC double glazed door with flanking windows to the front.

# WC

With WC, wall mounted wash hand basin, laminate flooring and window to the side.

# First Floor Landing

With loft hatch with drop down ladder leading to the boarded loft space and door to the bathroom and four bedrooms.

#### Bedroom One

 $12'0" \times 11'10" (3.66 \times 3.62)$ 

Carpeted double bedroom with fitted wardrobes and drawers, UPVC double glazed bay window to the front and radiator.

#### Bedroom Two

 $12'0" \times 11'2" (3.67 \times 3.41)$ 

Carpeted double bedroom with UPVC double glazed window to the rear, radiator and built in wardrobe housing the Worcester combination boiler.

#### Bedroom Three

 $14'6" \times 5'11" (4.44 \times 1.82)$ 

Carpeted bedroom with UPVC double glazed window to the rear and radiator.

#### Bedroom Four

 $7'10" \times 6'8" (2.41 \times 2.04)$ 

Carpeted bedroom with UPVC double glazed bay window to the front and radiator.

#### Bathroom

Incorporating a three piece suite comprising panelled bath with mains controlled shower over, pedestal wash hand basin, WC, tiled flooring and walls, UPVC double glazed window to the rear, spotlights, extractor fan, heated towel rail and wall mounted electric mirror.

#### Outside

To the front of the property you will find a Tarmac driveway with a gravelled area and mature trees and shrubs and to the rear there is a private and enclosed sunny south facing garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, water tap, a storage shed and fenced boundaries.





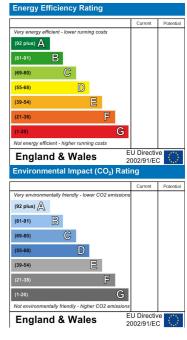












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.