



Farm Road
Chilwell, Nottingham NG9 5BZ

An extended and spacious four bedroom bay
fronted detached house.

Offers Over £450,000 Freehold



An extended and spacious four bedroom bay fronted detached house.

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 M11, 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" x 11'10" (3.63 x 3.63)

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

Lounge

19'4" x 11'1" (5.91 x 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" x 7'4" (4.67 x 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" x 6'5" (2.29 x 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" x 6'5" (2.46 x 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" x 11'10" (3.66 x 3.62)

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

Bedroom Two

12'0" x 11'2" (3.67 x 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" x 5'11" (4.44 x 1.82)

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

Bedroom Four

7'10" x 6'8" (2.41 x 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

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. 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 C2023



| 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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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