



Fulwood Close,  
Chilwell, Nottingham  
NG9 5LG

**£294,000 Freehold**





A well-presented three-bedroom semi-detached property positioned in a quiet cul-de-sac.

Situated in Chilwell, you are well positioned with a wealth of local amenities on your doorstep including shops, schools, public houses, healthcare facilities, Attenborough Nature Reserve, and transport links.

This wonderful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance hall, open plan lounge diner, and kitchen to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property, to the front is a block paved driveway providing off-road parking, and side access to the garage and rear garden. To the rear of the property you will find a well-maintained private and enclosed landscaped garden.

Having been well loved by the current vendors for over 50 years, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.





### Entrance Hall

A composite entrance door, through to the hall with laminate flooring, radiator and access to a useful storage cupboard.

### Open Plan Lounge Diner

Lounge: 4.08m x 3.64m

UPVC double glazed bay window to the front aspect, laminate flooring, radiator, and feature gas fire with Adam-style mantle.

Dining Room: 3.83m x 3.49m

With laminate flooring, radiator, and UPVC double glazed French doors to the rear garden.

### Kitchen

11'10" x 6'6" (3.63m x 2.00m )

Fitted with a range of wall, base and drawer units with work surfacing over and tiled splashbacks, one and a half bowl sink and drainer unit with mixer tap, inset gas hob with extractor fan above and integrated electric oven below, space and fittings for freestanding appliances to include fridge, freezer and washing machine, laminate flooring, spotlights to ceiling, radiator, and UPVC double glazed window to the side and rear and composite door to the side passage.

### First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

13'0" x 9'8" (3.98m x 2.95m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect.

### Bedroom Two

11'10" x 11'5" (3.62m x 3.49m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Three

6'7" x 6'3" (2.02m x 1.92m )

Single bedroom, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, corner bath with shower tap fittings, part tiles walls, radiator, airing cupboard housing the boiler, laminate flooring and UPVC double glazed window to the side and rear aspect.

### Outside

To the front of the property, there is a blocked paved driveway providing off-road parking, and steps leading up to entrance door, to the side of the property is the detached garage. Gated access leads to the sunny well-maintained private rear garden, which is mainly laid to lawn, and features and decked area, pebbled borders, flower planting, and fence boundaries.

### Garage

Up and over door to the front, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

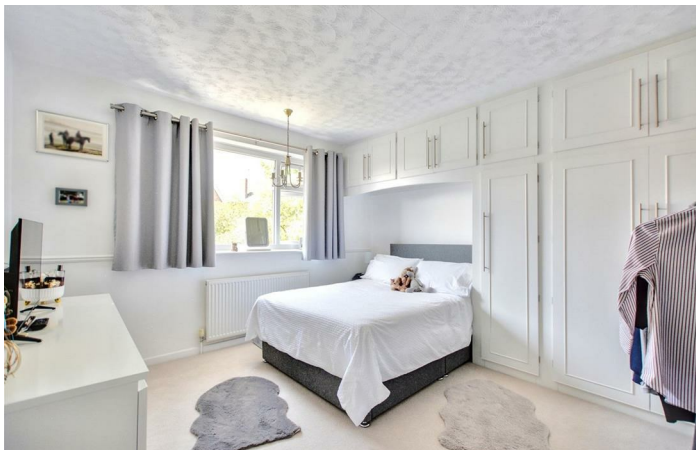
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### 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.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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