Robert Ellis

look no further. . .







93 Farm Road
Chilwell, Nottingham NG9 5DA

An extended and well presented bay fronted four bedroom semi detached house occupying a generous corner plot.

Offers Around £375,000 Freehold

0115 922 0888

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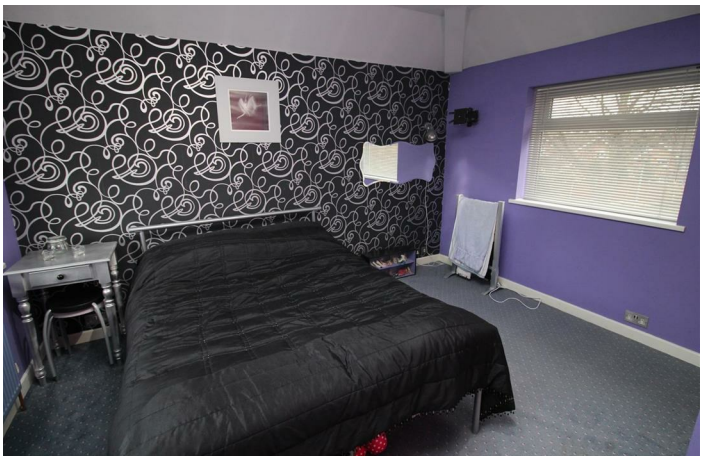
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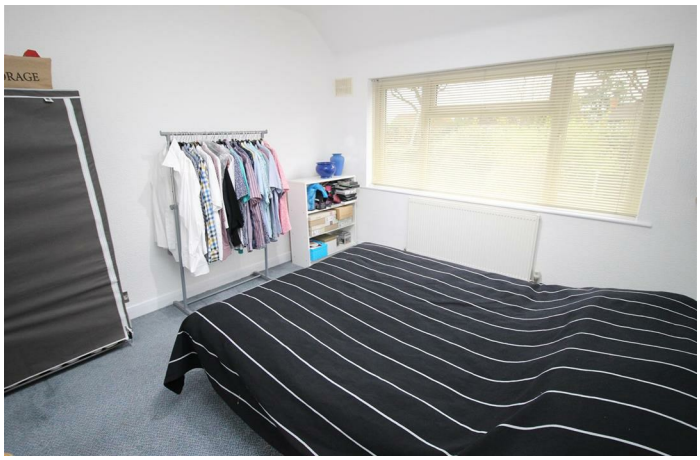
Offered to the market with the benefit of an extremely spacious and versatile living space as well as a large plot which includes a detached garage and driveway. This property is considered a fantastic opportunity and will be sure to appeal to a range of potential purchasers including young professionals and families.

In brief the internal accommodation comprises: Entrance hall, dining room, lounge, kitchen, WC and sitting room to the ground floor with three double bedrooms, further single bedroom and family bathroom to the first floor.

The property is located on a corner plot which comprises front, side and rear gardens with steps leading up to the low maintenance front garden with stocked borders and mature shrubs and side access leading to the rear where you will find a primarily lawned enclosed garden with a patio area, mature trees and shrubs, fenced boundaries, detached garage and rear block paved driveway.

Situated in a popular and convenient sought after location within easy reach of a range of local shops and amenities including the NET tram, schools and Beeston town centre this great property is well worthy of an early internal viewing in order to be fully appreciated.





Entrance Hall
UPVC double glazed front door, UPVC double glazed window to the side, stairs to first floor, radiator and doors to the kitchen, lounge and dining room.

Dining Room
12'0" x 10'5" (3.66 x 3.2)
With gas fire, UPVC double glazed bay window to the front and radiator.

Lounge
14'2" x 11'0" (4.34 x 3.36)
With UPVC double glazed French doors with flanking windows to the rear, gas fire with Adam style mantle and radiator.

Kitchen
9'11" x 7'11" (3.04 x 2.43)
With a range of wall and base units, integrated sink with drainer, electric oven with five burner gas hob, underfloor heating, tiled floor and splashbacks, UPVC double glazed window to the rear and door to the sitting room.

Sitting Room
12'4" x 9'8" (3.78 x 2.97)
With wooden flooring, UPVC double glazed door to the front, UPVC double glazed French doors with flanking windows to the rear and radiator.

WC
With low flush WC, wall mounted wash hand basin, tiled flooring and half tiled walls and UPVC double glazed window to the rear.

First Floor Landing
Doors to the bathroom and four bedrooms.

Bedroom One
13'4" x 12'0" (4.08 x 3.66)
With UPVC double glazed bay window to the front, fitted wardrobes and radiator.

Bedroom Two
11'5" x 10'11" (3.5 x 3.35)
UPVC double glazed window to the rear and radiator.

Bedroom Three
12'4" x 11'5" (3.78 x 3.5)
UPVC double glazed windows to the front and rear, fitted wardrobe and radiator.

Bedroom Four
8'6" x 6'11" (2.61 x 2.13)
UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a four piece suite comprising corner bath, shower cubicle, wash hand basin inset to vanity unit, WC, tiled flooring and splashbacks, heated towel rail and UPVC double glazed window to the rear.

Outside
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Garage
With electric up and over door, power, security alarm system and UPVC double glazed door to the side.







GROUND FLOOR



1ST FLOOR

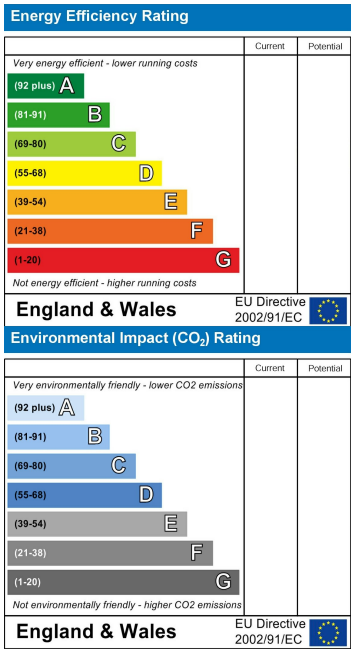
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888