



Stoneleigh Close,
Chilwell, Nottingham
NG9 5EX

£335,000 Freehold



A well presented and extended 1960's three bedroom semi-detached house.

Having been renovated to a good standard by the current vendors this stylish and contemporary living space with an open plan kitchen dine to the rear, will doubtless be of great appeal to a variety of potential purchasers.

In brief the internal accommodation comprises; entrance hall, lounge, open plan kitchen diner to the ground floor, then rising to the first floor are two double bedrooms, a further single bedroom, bathroom and separate WC.

Outside the property occupies a good sized plot with a drive to the front, providing car standing and a lawned garden. To the rear the property has a particularly generous and enclosed well manicured garden.

Available to the market with chain free vacant possession and being tucked away in a small, peaceful cul-de-sac yet readily accessible for a wide variety of local amenities, this great property is well worthy of viewing.



Entrance Hall

A composite double glazed entrance door, laminate flooring, radiator, stairs of to first floor landing, under stairs cupboard.

Lounge

15'10" x 11'8" maximum overall measurements (4.83m x 3.58m maximum overall measurements)

UPVC double glazed window to the front, radiator and a contemporary inset electric fire with Adam-style surround.

Open Plan Kitchen Diner

19'3" decreasing to 10'3" x 15'1" (5.89m decreasing to 3.13m x 4.60m)

With a extensive range of fitted wall, base and drawer units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven and grill, integrated washing machine and drinks fridge, integrated dishwasher, inset ceiling spot lights, radiator, UPVC double glazed windows, patio doors and further double glazed door to the exterior and a useful under stairs cupboard/utility space with space for a dryer and UPVC double glazed window.

First Floor Landing

Double glazed window to the side, carpet flooring and doors leading into the bathroom, separate WC and three bedrooms.

Bedroom One

14'0" x 11'9" (4.29m x 3.59m)

UPVC double glazed window to the front and radiator.

Bedroom Two

11'3" x 10'11" (3.45m x 3.331m)

Double glazed window to the rear and radiator.

Bedroom Three

8'6" x 6'11" (2.61m x 2.12m)

UPVC double glazed window to the front, radiator and fitted cupboard.

WC

Fitted with a low level WC and double glazed window.

Bathroom

7'10" x 5'7" (2.40m x 1.72m)

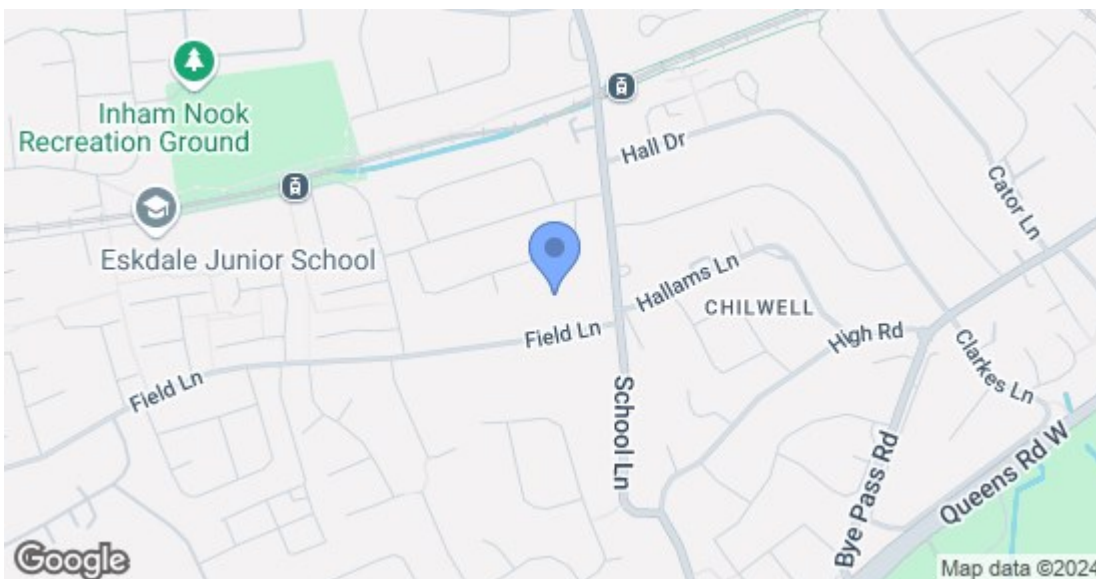
Fitments in white comprising; wash hand basin inset to vanity unit, bath with mains shower over, part tiled walls, wall mounted heated towel rail, double glazed window to the rear , extractor fan and airing cupboard concealing the Ideal boiler.

Outside

To the front of the property there is a drive providing car standing and an established front garden with lawn and shrubs. Gated side access leads to the large and enclosed private garden with decking, patio, raised beds, power point and outside tap, a garden shed, mature shrubs and trees and gravel area.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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	

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.