



High Road
Chilwell, Nottingham NG9 5EG

Offers Over £375,000 Freehold

A well proportioned four double bedroom detached house with a garage.



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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 Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including families.

In brief, the internal accommodation comprises: Entrance hallway, lounge/diner, kitchen and WC to the ground floor with four good sized double bedrooms and a family bathroom to the first floor.

To the front of the property you will find a block paved and gravelled driveway with ample car standing and gated side access to both sides of the property leading to the private and enclosed rear garden which includes a patio area overlooking the lawn beyond, a range of mature trees and shrubs and fenced boundaries.

Offered to the market with the benefit of ready to move in condition, UPVC double glazing and gas central heating throughout, although offering fantastic potential for an incoming purchaser to put their own stamp on, this great property truly must be viewed in order to be fully appreciated.



Entrance Hallway

With a composite front door with a flanking window, stairs to the first floor, tiled flooring, useful under stairs storage cupboard and doors to the WC, kitchen and lounge/diner.

Lounge/Diner

23'7" x 13'3" (7.21 x 4.06)

With a UPVC double glazed bay window to the front, two radiators, laminate flooring, spotlights and a UPVC double glazed sliding patio door to the rear.

Kitchen

10'7" x 10'5" (3.25 x 3.18)

With a range of wall, base and drawer units, worksurfaces, sink with drainer and a mixer tap, electric double oven with electric hob and extractor fan over, tiled flooring and splashbacks, plumbing for a dishwasher, integrated fridge, useful pantry area, serving hatch to the dining area, radiator, UPVC double glazed window to the rear and UPVC double glazed door to the side.

WC

With WC, pedestal wash hand basin, tiled flooring, half tiled walls, UPVC double glazed window to the side and heated towel rail.

First Floor Landing

With loft hatch, airing cupboard housing the hot water cylinder and doors to the bathroom and four bedrooms.

Bedroom One

13'11" x 10'2" (4.26 x 3.12)

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

Bedroom Two

10'7" x 8'7" (3.24 x 2.64)

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

Bedroom Three

10'3" x 9'5" (3.14 x 2.89)

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

Bedroom Four

10'6" x 6'11" (3.22 x 2.12)

Carpeted double bedroom with built in storage cupboard, UPVC double glazed window to the front and radiator.

Bathroom

7'6" x 7'6" (2.30 x 2.29)

Incorporating a three piece suite comprising panelled bath with mains controlled shower over, pedestal wash hand basin, WC, tiled flooring and splashbacks, radiator, spotlights, heated towel rail and UPVC double glazed window to the side.

Garage

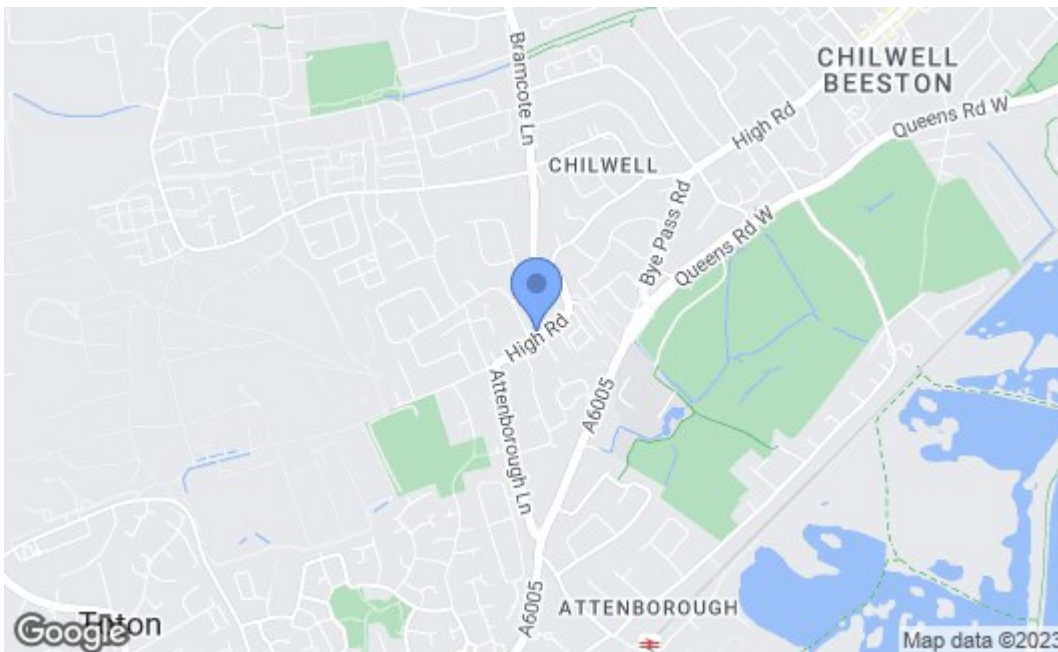
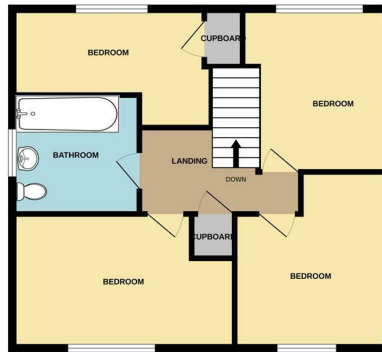
16'9" x 8'2" (5.13 x 2.51)

With an up and over garage door to the front, power and electricity, wall mounted Baxi boiler, plumbing for a washing machine and a pedestrian door to the side.

Outside

To the front of the property you will find a block paved and gravelled driveway with ample car standing and gated side access to both sides of the property leading to the private and enclosed rear garden which includes a patio area overlooking the lawn beyond, a range of mature trees and shrubs and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.