Robert Ellis

look no further...

Redland Drive,
Beeston, Nottingham
NG9 5JZ

Price Guide £375-395,000

Freehold

0115 922 0888

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

This bright and airy property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to Chilwell.

In brief the internal accommodation comprises; an entrance hall, extended kitchen, utility room, open plan living dining room, conservatory and downstairs WC. Then rising to the first floor are four double bedrooms and family bathroom.

Outside the property to the front is a resin driveway with ample off street parking for multiple cars, leading to an integral garage and gated access to the rear. This is primarily lawned with a paved seating area and flower bed surround creating a colourful place to sit out.

Having been well loved by the current homeowners for over 40 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
Composite door through to a carpeted entrance space.

Living Room
19'3" x 12'7" approx (5.88m x 3.86m approx)
A carpeted reception room, with radiator, electric flame effect fireplace, UPVC double glazed sliding door to the rear garden and UPVC double glazed sliding door to the conservatory.

Conservatory
11'3" x 12'7" approx (3.45m x 3.84m approx)
Conservatory with tiled flooring and UPVC double glazed windows and French doors out to the garden.

Kitchen
11'6" x 14'11" approx (3.52m x 4.55m approx)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset induction hob with extractor fan above and integrated electric double oven, fridge and dishwasher and UPVC double glazed window with fitted shutters to the front aspect.

Utility Room
5'1" x 6'9" approx (1.57m x 2.08m approx)
Fitted wall units with space and plumbing's for freestanding washing machine and dryer, wall mounted boiler and UPVC double glazed door to the side passage.

Cloaks/w.c.
Low flush WC, wash hand basin, part tiled walls and extractor fan.

Inner Hallway
A carpeted space with access to a useful understairs storage cupboard.

First Floor Landing
A carpeted landing space with access to the loft hatch and an airing cupboard housing the water tank.

Bedroom One
10'3" x 12'5" approx (3.14m x 3.80m approx)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two
10'1" x 8'9" approx (3.08m x 2.69m approx)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three
10'1" x 8'9" approx (3.08m x 2.69m approx)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window with shutters to the front aspect.

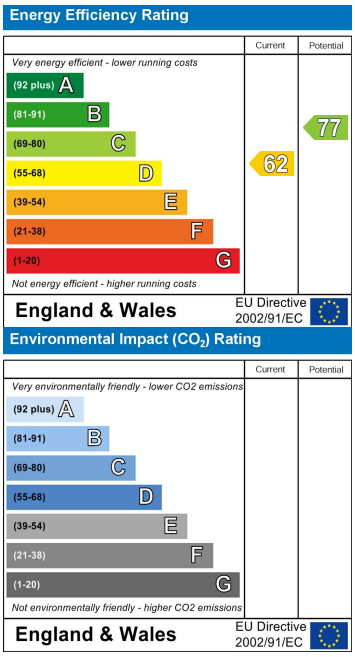
Bedroom Four
8'8" x 8'9" approx (2.65m x 2.68m approx)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window with shutters to the front aspect.

Bathroom
A four-piece suite comprising low flush WC, pedestal wash hand basin, bath, walk in shower unit with electric power shower, fully tiled walls, heated towel rail, and two UPVC double glazed windows to the side aspect.

Outisde
To the front of the property is a resin paved driveway, with ample off street parking for multiple cars, leading to an integral garage and gated side access. The rear garden is primary lawned, with a paved seating areas, flower beds and shrubs, fenced boundaries and timber shed.

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 190mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – 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.



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