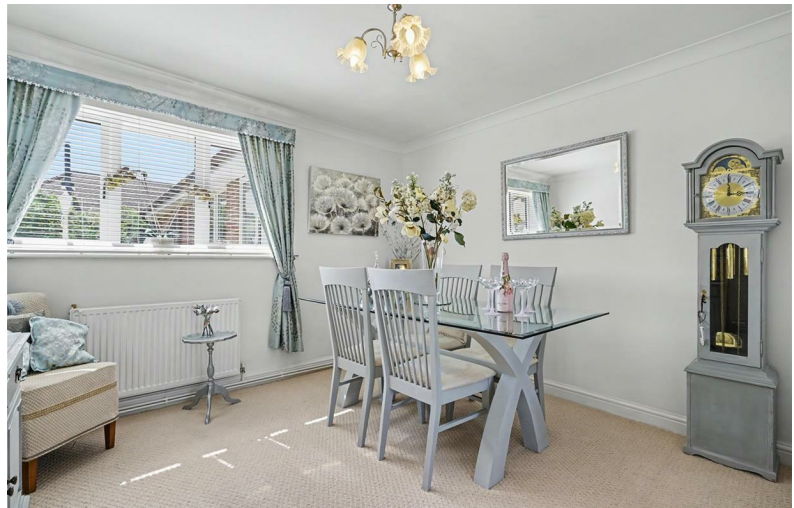




The Twitchell,  
Chilwell, Nottingham  
NG9 5BD

**£620,000 Freehold**



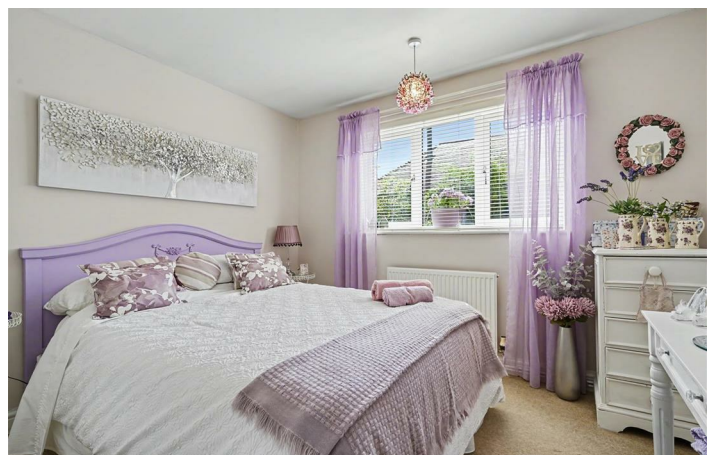


Nestled in the charming area of The Twitchell, Chilwell, this delightful bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed bathrooms ensure that morning routines run smoothly, providing ample facilities for all residents.

The bungalow features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area.

Outside, the property benefits from ample parking plus a detached double garage, adding to the convenience of this lovely home and well-maintained beautiful wrap around gardens. The surrounding area is known for its friendly community and accessibility to local amenities, making it an excellent choice for those looking to settle in a welcoming neighbourhood.

This bungalow is not just a house; it is a place where memories can be made. With its thoughtful layout and prime location, it presents a wonderful opportunity for anyone looking to enjoy a comfortable and practical living space in Nottingham. Do not miss the chance to make this charming property your new home.





### Entrance Hall

With composite entrance door with flanking windows, two radiators, built-in cloak cupboard, UPVC double glazed window to the front and doors to the inner hallway, WC, breakfast kitchen, dining room and lounge.

### Lounge

16'10" x 13'1" (5.14m x 4m )

A carpeted reception room with UPVC double glazed bay window to the front, gas-fire with tiled surround and Adam-style mantle, two radiators and UPVC double glazed sliding patio doors to the rear.

### Dining Room

11'7" x 11'1" (3.55m x 3.38m )

A carpeted reception room with UPVC double glazed windows to the rear and radiator.

### Breakfast Kitchen

13'1" x 12'7" (4m x 3.84m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven with gas hob and extractor fan over, tiled splashbacks, integrated fridge and dishwasher, UPVC double glazed window to the front and side, radiator and door to the utility.

### Utility

8'5" x 4'7" (2.58m x 1.4m )

With base units, work surfaces, sink with drainer and a mixer tap, plumbing for a washing machine, tiled splashbacks, composite door to the side.

### WC

Fitted with a WC, wash-hand basin, tiled splashbacks and an extractor fan.

### Inner Hallway

With loft-hatch and doors to bathroom and four-bedrooms.

### Bedroom One

13'1" x 11'6" (4m x 3.51m )

A carpeted double bedroom with fitted wardrobes and drawers, UPVC double glazed window to the rear, radiator and door to the en-suite.

### En-Suite

Incorporating a three-piece comprising walk-in shower, wash-hand basin inset into vanity unit, WC, tiled walls, wall-mounted heated towel rail, UPVC double glazed window to the side and extractor fan.

### Bedroom Two

10'10" x 10'6" (3.31m x 3.21m )

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

### Bedroom Three

11'0" x 8'1" (3.37m x 2.47m )

A carpeted double bedroom with UPVC double glazed window to the side and radiator.

### Bedroom Four

11'0" x 6'4" (3.37m x 1.95m )

A carpeted bedroom with UPVC double glazed window to the side and radiator.

### Bathroom

Incorporating a three-piece suite comprising a panelled bath, pedestal wash-hand basin, WC, tiled splashbacks, radiator, UPVC double glazed window to the side, extractor fan and built-in airing cupboard housing the hot water cylinder.

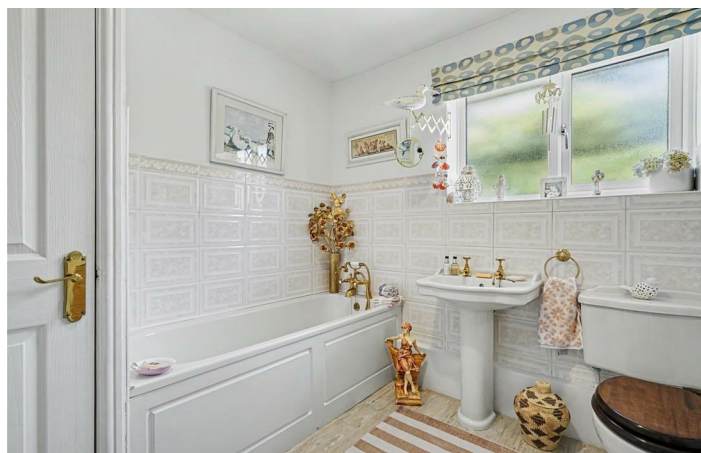
### Double Garage

16'1" x 15'8" (4.91m x 4.8m )

A detached double garage with up and over electric door to the front, pedestrian door to the side, water tap, light and power.

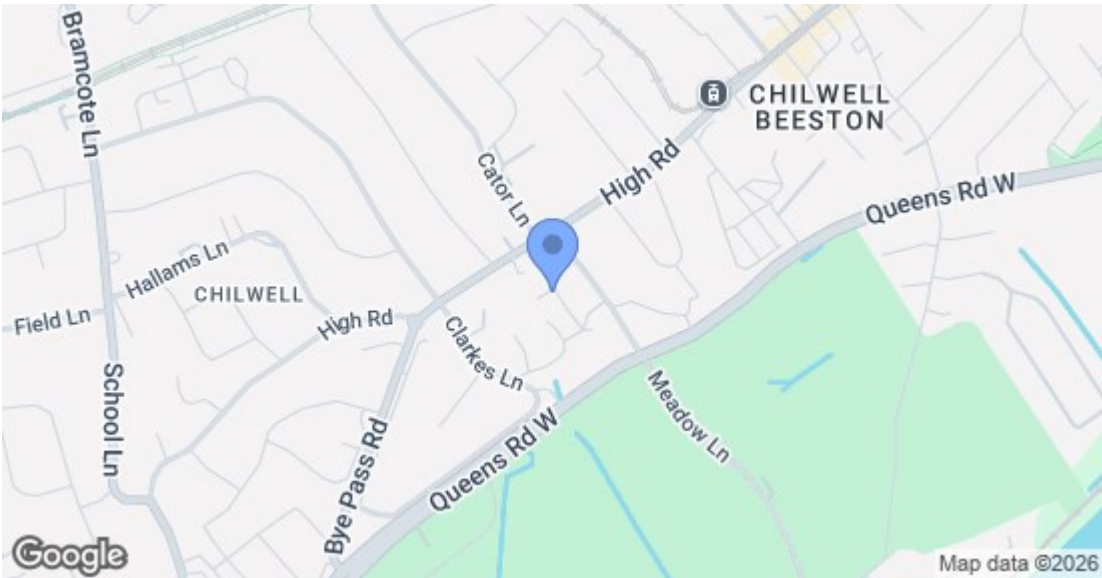
### Outside

The property is accessed by a private driveway offering ample car standing with a double detached garage, access down both sides of the property leads to the well-manicured wrap around gardens, which is mainly laid to lawn and features a range of stocked beds and borders, paved patio to the rear, a range of mature plants and shrubs, a second private patio to the side and fence boundaries.





GROUND FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.