Robert Ellis

look no further...

School Lane,
Chilwell, Nottingham
NG9 5EH

£325,000 Freehold

A well presented, extended and versatile three bedroom semi detached house.

Likely to be of great appeal to a variety of potential purchasers, including a family looking for larger accommodation, this individual and attractive property offers generous reception spaces, complimented by modern fixtures and fittings throughout.

In brief, the stylish interior comprises entrance hall, dining room, kitchen, utility, lounge, rear hall and WC to the ground floor. Rising to the first floor is a master en-suite bedroom, two further bedrooms and a family bathroom.

Outside, the property has a drive to the front providing ample car standing and to the rear has a low maintenance landscaped garden with patio, summerhouse, shed and garden room (all of which have power).

Conveniently situated for easy access to local shops, excellent transport links such as bus routes and the NET tram, local schools and parks, this great property is well worthy of viewing.

Entrance
A composite double glazed entrance door leads to the hallway with stairs off to the first floor landing.

Sitting Room
12'10" x 13'11" (3.93m x 4.25m)
uPVC double glazed window, radiator, solid fuel burner mounted on a tiled hearth with Adam-style surround.

Kitchen
16'0" x 9'4" (4.88m x 2.86m)
With an extensive range of fitted wall and base units, work surfacing with tiled splashback, one and a half bowl sink with mixer tap, induction hob with air filter above, inset electric oven and grill, plumbing for a dishwasher, inset ceiling spotlights, tiled flooring, useful understairs cupboard.

Utility
16'7" x 6'11" (5.07m x 2.13m)
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with hot and cold taps, plumbing for a washing machine, two radiators, tiled flooring, uPVC double glazed window and door to the exterior, and a recently fitted new boiler.

Lounge
20'11" x 10'11" (6.40m x 3.34m)
uPVC double glazed window and patio door leading to the rear garden, solid fuel burner, two radiators and inset surround sound speaker.

Hallway
With double glazed doors to the exterior.

Downstairs WC
Fitted with a WC, wall mounted wash-hand basin with tiled splashback, radiator, extractor fan.

First Floor Landing
Loft hatch leading to the loft with power, velux window and radiator

Bedroom One
13'11" x 12'11" (4.25m x 3.96m)
uPVC double glazed window, radiator, fitted wardrobes.

En-Suite
Fitted with WC, wash hand-basin inset to vanity unit, double shower cubicle with mains controlled shower over, extractor fan, fully tiled walls, uPVC double glazed window, radiator.

Bedroom Two
9'4" x 9'1" (2.87m x 2.78m)
uPVC double glazed window, and radiator.

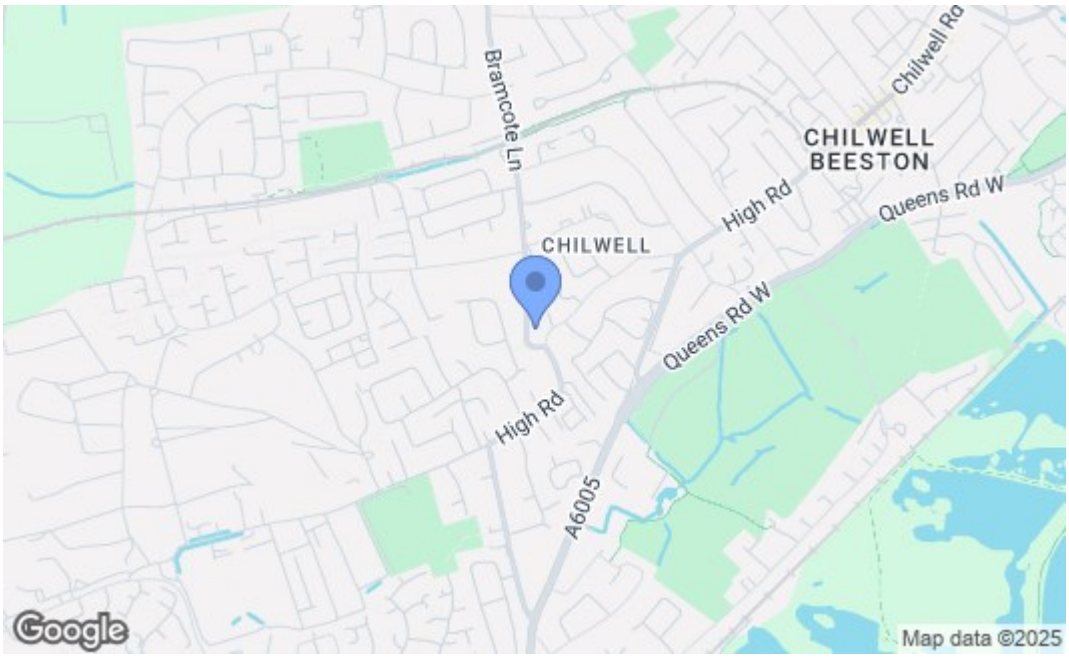
Bedroom Three
11'10" x 6'11" (3.61m x 2.13m)
Two uPVC double glazed windows, radiator with decorative cover.

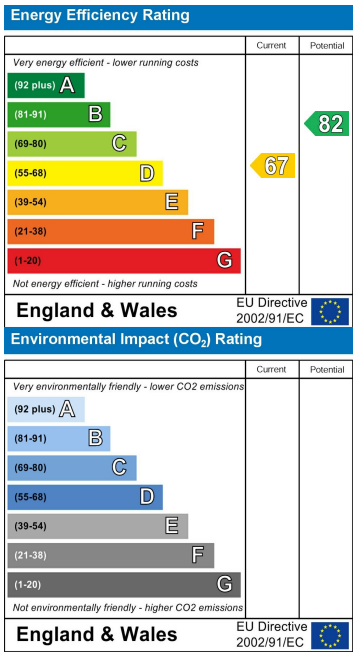
Bathroom
Fitted with a WC, pedestal wash-hand basin, bath with a mains controlled shower over, part tiled walls, uPVC double glazed window, radiator, extractor fan, inset ceiling spotlights.

Outside
To the front, the property has a drive providing ample car standing and an electric car charger point. Gated access leads along the side of the property to the rear enclosed garden. To the rear, the property has a private garden with block paved patio, decking, synthetic grass, a tree and useful outbuildings comprising a shed (with power), summerhouse (with electric) and garden room (with electric).

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: Obtained by previous owner.
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: 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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