



Park Road,
Chilwell, Nottingham
NG9 4DE

£625,000 Freehold



A contemporary four-bedroom, semi-detached property in a sought-after location.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This extended property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance hall, living room, kitchen diner, study, utility room and downstairs WC. Then rising to the first floor are three bedrooms, main bedroom with en-suite and family bathroom and then rising to the top floor is the fourth bedroom.

Outside the property to the front is a block paved driveway with ample off-street parking for multiple cars. The rear is then primarily lawned with a paved seating area and tarmacked play space.

Finished to a high quality throughout, this property is well worthy of an early internal viewing in order to be fully appreciated.



Entrance Hall

Composite door through the entrance hall with vinyl flooring and traditional style radiator

Living Room

13'8" x 11'8" (4.19m x 3.57m)

A carpeted reception room, with double glazed box bay window, traditional style radiator and feature fireplace with gas-coal effect fire.

Study

8'4" x 5'5" (2.55m x 1.66m)

A carpeted room, with double glazed window to the side aspect and radiator.

Utility Room

8'3" x 6'11" (2.54m x 2.12m)

Fitted storage cupboard and base units with work surfacing over, space and fittings for freestanding appliances to include washing machine and dryer, vinyl flooring and composite door to the side passage.

Kitchen Diner

18'10" x 15'11" (5.75m x 4.87m)

A stylish and contemporary kitchen fitted with a range of modern wall and base units with island and work surfacing over, tiled splashbacks, one and a half bowl sink and drainer unit, inset induction hob with air filter above, and integrated appliances to include electric oven and grill, microwave, fridge freezer and dishwasher, vinyl flooring, spotlights to ceiling and aluminium double glazed feature bi-fold doors to the rear garden.

Downstairs WC

Fitted with a low flush WC, wall mounted wash hand basin, part tiled walls, vinyl flooring and spotlights to ceiling.

First Floor Landing

With stairs rising from the ground floor and doors leading into the bathroom and three bedrooms.

Bedroom One

15'5" x 11'0" (4.70m x 3.36m)

A carpeted double-bedroom, with two double glazed windows to the front aspect, radiator and door leading into the en-suite.

En-Suite

Fitted with a three piece suite comprising: low flush WC, wall mounted wash hand basin, shower cubicle with mains controlled shower over and further shower handset, fully tiled walls and floor, wall mounted heated towel rail, and spotlights to ceiling.

Bedroom Two

14'9" x 8'4" (4.52m x 2.55m)

A carpeted double bedroom, with radiator and double-glazed window to both the front and rear aspect.

Bedroom Three

11'4" x 8'4" (3.47m x 2.55m)

Carpeted room, with radiator and double-glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin, bath with mains controlled shower above, and glass shower screen, heated towel rail and fully tiled walls.

Second Floor Landing

With stairs rising from the first floor and fitted storage cupboards.

Bedroom Four

15'7" reducing to 7'1" x 11'4" (4.76m reducing to 2.17m x 3.47m)

A carpeted double-bedroom, with radiator, fitted aircon unit and three Velux windows.

Outside

To the front of the property is a block paved driveway with off street parking for multiple cars. The enclosed rear garden is then primarily lawned with a paved seating area, and tarmac play space at the far end of the garden with a shed.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes- Owned outright.

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Granted for completed work.

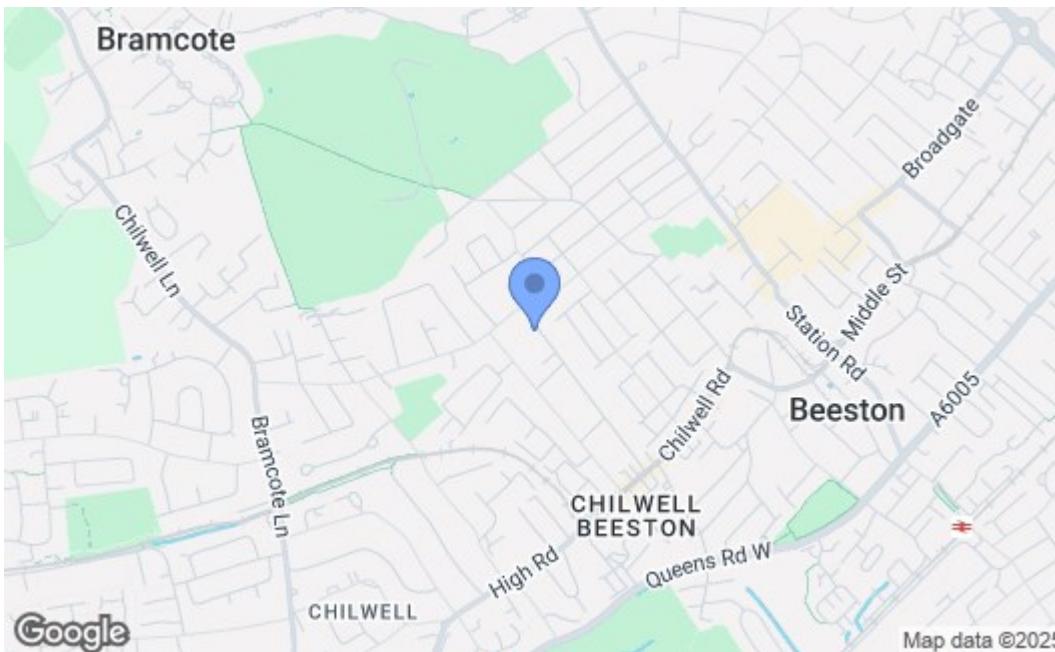
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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	

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