



**Stirling Gardens  
Chilwell, Nottingham NG9 6NJ**

**Offers Over £325,000 Freehold**

An attractive and traditionally styled three bedroom detached house constructed by Redrow.





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Having been well maintained and upgraded by the current vendor, this immaculately presented house offers a stylish and contemporary interior that will doubtless be of great appeal to a variety of potential purchasers.

In brief, the beautifully presented interior comprises: Entrance hall, WC, lounge and kitchen/diner to the ground floor. Rising to the first floor are three bedrooms and a bathroom.

Outside the property has a driveway providing ample car standing with the garage beyond and landscaped and easily maintained gardens to both front and rear.

Tucked away in a small and peaceful cul-de-sac yet conveniently situated for local shops, excellent transport links, parks and schools, this fantastic house offers ready to move into accommodation and simply must be viewed to be truly appreciated.



### Entrance Hallway

A composite double glazed entrance door leads to hallway with radiator.

### WC

With modern fittings in white comprising WC, pedestal wash hand basin with tiled splashback, wall mounted heated towel rail, UPVC double glazed window and tiled flooring.

### Lounge

15'5" x 12'1" (4.70m x 3.68m)

With UPVC double glazed window to the front, two radiators, a contemporary wall mounted gas fire, useful under stairs cupboard and stairs off to first floor landing.

### Kitchen/Diner

15'1" x 8'7" (4.62 x 2.63)

With a range of quality modern fitted wall and base units, worksurfaces with splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor above and electric oven below, integrated dishwasher, washing machine, fridge and freezer, tiled flooring, UPVC double glazed window, radiator and UPVC double glazed patio doors leading to the rear garden.

### First Floor Landing

With UPVC double glazed window, loft hatch and airing cupboard housing the hot water cylinder with slatted shelves above.

### Bedroom One

15'3" decreasing to 11'8" x 10'0" (4.65 decreasing to 3.57 x 3.06)

With two UPVC double glazed windows, radiator, fitted wardrobe and further storage cupboard.

### Bedroom Two

8'8" x 7'9" (2.66 x 2.38)

With UPVC double glazed window and radiator.

### Bedroom Three

8'10" x 6'2" (2.70 x 1.90)

With UPVC double glazed window, radiator, fitted wardrobe and drawers.

### Bathroom

With a quality modern suite in white comprising WC, pedestal wash hand basin with shaver point, 'P' shaped bath with mains controlled shower over, part tiled walls, tiled flooring, wall mounted heated towel rail, UPVC double glazed window and extractor fan.

### Outside

To the front the property has a landscaped well presented garden with shrubs, gravel and paving. To the side the property has a driveway providing ample car standing with the garage beyond. To the rear there is an enclosed garden with a patio, outside tap, artificial grass and stocked borders.

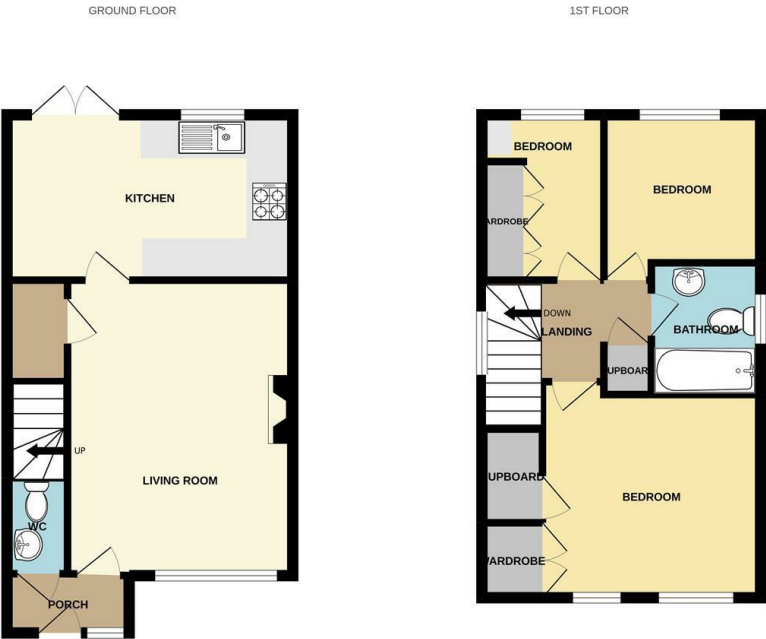
### Garage

16'11" x 9'4" (5.18 x 2.85)

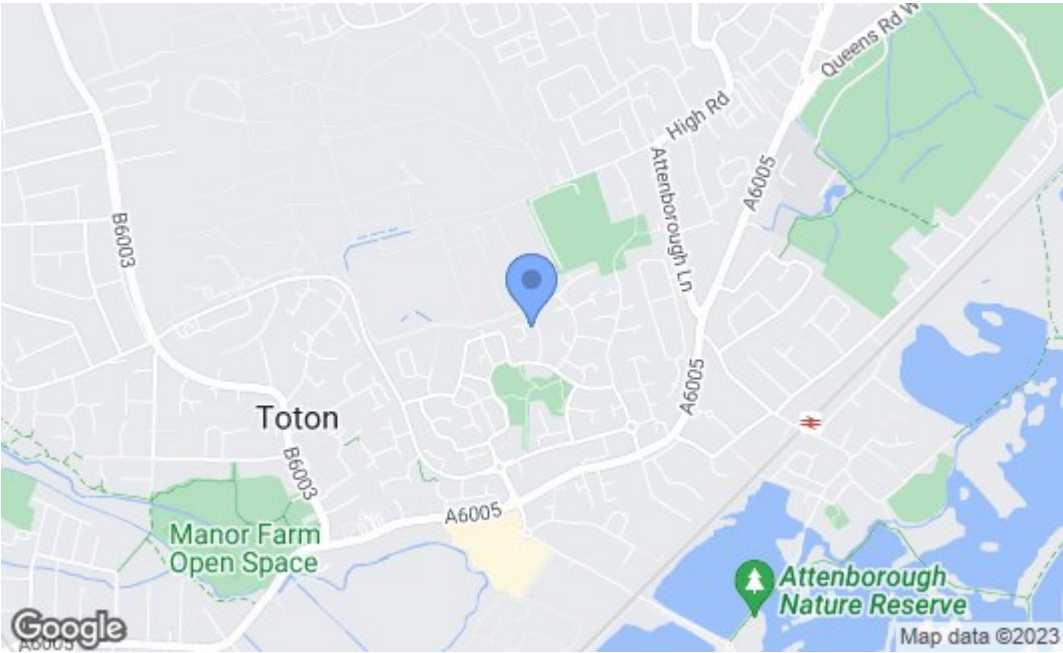
With electric remote controlled roller door to the front, pedestrian door and window to the side, light and power.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		

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