



High Road,  
Chilwell, Nottingham  
NG9 5EG

**£275,000 Freehold**



A well proportioned three bedroom semi detached house.

Situated in this sought after and convenient residential location, within easy reach of a variety of local shops and amenities including schools and transport links, Beeston town centre and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises of an entrance hall, lounge, large extended open plan kitchen diner and w.c. to the ground floor with three bedrooms and a family bathroom to the first floor.

To the front of the property you will find a block paved and concrete driveway and gated side access leading to the generous, enclosed rear garden which includes a patio overlooking the lawn beyond with a decking area beyond that, useful storage shed and a range of mature shrubs.

Offered to the market with the benefit of a light and airy, versatile living space and ready to move in condition, an early internal viewing comes highly recommended.



### Entrance Hall

Composite front door, laminate flooring, stairs to the first floor and door to:

### Lounge

12'10" x 11'5" approx (3.93m x 3.48m approx)

Laminate flooring, UPVC double glazed bay window to the front, radiator, large storage cupboard and a door to:

### Extended Kitchen Diner

24'10" x 13'5" approx (7.58m x 4.11m approx)

With a range of wall, base and drawer units with work surfaces over, 1½ bowl sink and drainer with a mixer tap, integrated double electric oven, integrated electric hob with extractor fan over, integrated fridge freezer and dishwasher, plumbing for a washing machine, spotlights, laminate flooring, two radiators, kitchen island with breakfast bar, UPVC double glazed window to the rear and side and UPVC double glazed door to the side, door to:

### Cloaks/w.c.

Low flush w.c., wall mounted wash hand basin, tiled splashback, laminate flooring and a radiator.

### First Floor Landing

Loft access hatch, useful storage cupboard and doors to the three bedrooms and bathroom.

### Bedroom One

12'11" x 11'5" approx (3.95m x 3.5m approx)

Carpeted double bedroom with a UPVC double glazed window to the front and a radiator.

### Bedroom Two

10'7" x 7'11" approx (3.24m x 2.43m approx)

Carpeted double bedroom with a UPVC double glazed window to the rear and a radiator.

### Bedroom Three

9'1" x 5'7" approx (2.78m x 1.72m approx)

Carpeted bedroom with a UPVC double glazed window to the rear and a radiator.

### Bathroom

8'4" x 7'8" approx (2.56m x 2.35m approx)

Incorporating a four piece suite comprising of a panelled bath, corner shower, pedestal wash hand basin, low flush w.c., tiled splashbacks, laminate flooring, heated towel rail, roof light, spotlights and an extractor fan.

### Outside

To the front of the property you will find a block paved and concrete driveway and gated side access leading to the generous, enclosed rear garden which includes a patio overlooking the lawn beyond with a decking area beyond that, useful storage shed and a range of mature shrubs.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

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.



Robert Ellis  
ESTATE AGENTS



| 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                         |         |           |

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