

Wilmore Close,  
Chilwell, Nottingham  
NG9 5GT

**£375,000 Freehold**



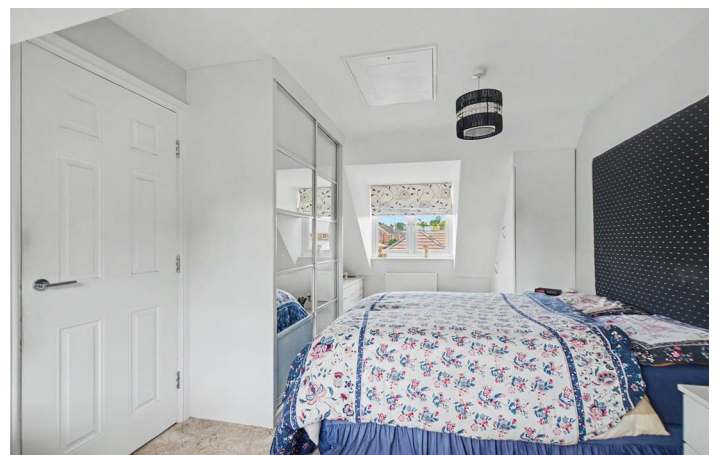
An individual two-bedroom detached house tucked away in a small and sought-after cul-de-sac.

Formally a three-bedroom property, this generous and versatile home with large reception spaces, offers an appealing and contemporary living space, that will doubtless be of interest to a wide variety of potential purchaser.

In brief the internal accommodation comprises entrance hall, WC, open plan kitchen diner, and through lounge to the ground floor, rising to the first floor is a landing/study area, en-suite bedroom and further double bedroom.

Outside the property has a drive providing car standing with the garage beyond, and primarily lawned mature gardens to front and rear with stocked beds and borders.

Conveniently situated for local shops, excellent transport links, and leisure facilities, this generous property is well worthy of viewing.



### Entrance Hall

A composite double glazed entrance door, radiator and stairs off to first floor landing.

### Downstairs WC

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

### Kitchen Diner

22'8" x 12'9" (6.93m x 3.89m )

With an extensive range of fitted wall and base units, work surfacing with splashback, island with breakfast bar and fitted cupboards beneath, single sink and drainer with mixer tap, inset induction hob with air filter above, two integrated ovens, integral dishwasher and tumble dryer, UPVC double glazed windows to both front and rear, two radiators and a composite double glazed door to the exterior.

### Lounge

22'9" x 9'6" (6.94m x 2.91m )

UPVC double patio doors to the rear, further UPVC double glazed window to the front, two radiators, and a fuel-effect electric fire with granite style surround.

### First Floor Landing/Study Area

9'0" x 8'1" (2.76m x 2.47m )

UPVC double glazed window and radiator.

### Bedroom One

17'10" x 9'9" (5.45m x 2.98m )

UPVC double glazed windows to both front and rear, fitted wardrobes and bedroom furniture, two radiators and loft-hatch.

### Bedroom Two

10'2" x 10'1" (3.11m x 3.09m )

UPVC double glazed window and radiator.

### En-Suite

10'0" x 7'4" (3.07m x 2.25m )

With fittings in white comprising WC, wall-mounted wash-hand basin, shower cubicle with mains control shower over, part tiled walls, Velux window, wall-mounted heated towel rail, extractor fan.

### Bathroom

9'5" x 5'1" (2.88m x 1.57m )

Fittings in white comprising WC, wall-mounted wash-hand basin, bath, part tiled walls, Velux window, wall mounted heated towel rail and extractor fan.

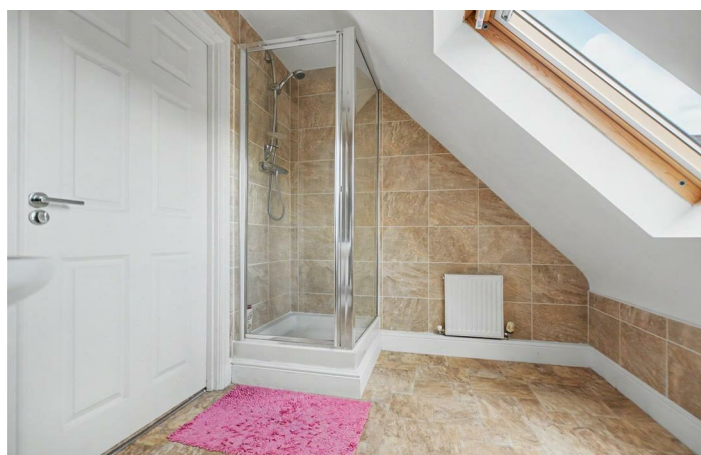
### Outside

To the front the property has an established garden with a lawn and shrub border, with a path leading along the side of the property with gated access to the rear. The property also benefits from a drive providing car standing with the garage beyond. To the rear the property has an enclosed and private garden with patio, lawn, outside tap, various well stocked beds and borders with shrubs and trees.

### Garage

17'7" x 8'2" (5.38m x 2.50m )

Up and over door to the front, light and power an wall mounted Worcester boiler.

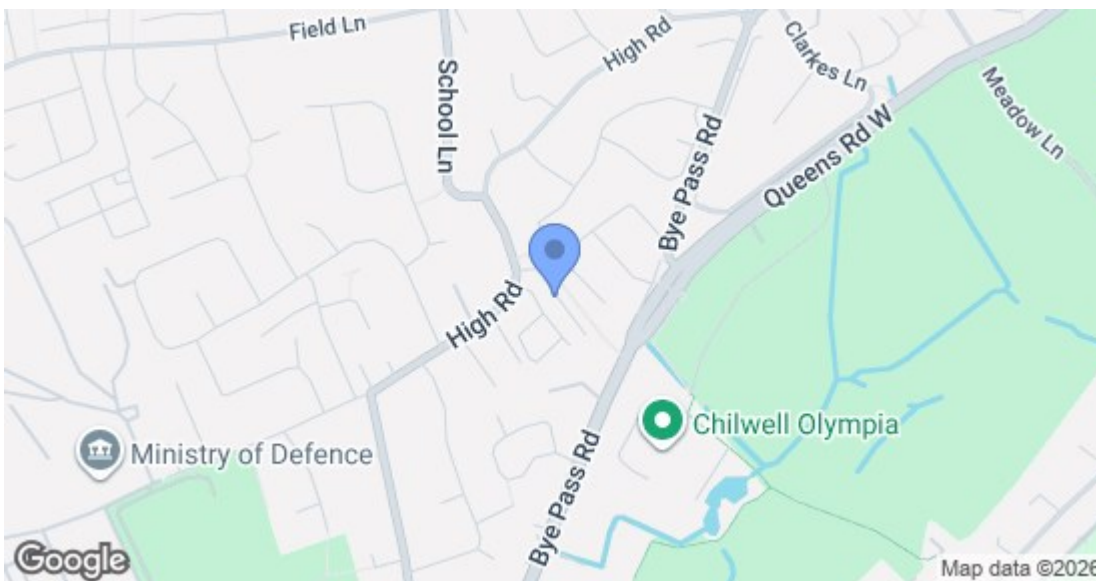
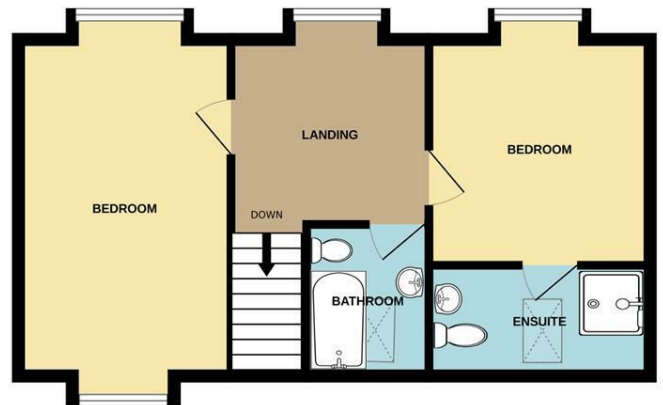




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.