



Maldon Close,  
Chilwell, Nottingham  
NG9 5NU

**£275,000 Freehold**



Situated in the sought-after area of Beeston, Nottingham, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The large open plan reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. One of the standout features of this property is the generous parking space, accommodating at least two vehicles, as well as a detached garage, which is a rare find in this sought-after location.

Chilwell is known for its vibrant community and excellent amenities, including shops, schools, and parks, making it an ideal place to call home. With its blend of practicality and comfort, this semi-detached house on Maldon Close is a wonderful choice for those looking to settle in a friendly neighbourhood. Don't miss the chance to make this lovely property your own.



### Entrance Hall

UPVC double glazed entrance door with flanking window, radiator, stairs to the first floor, useful under stair storage cupboard, and doors to the kitchen and lounge diner.

### Lounge Diner

20'11" x 13'1" (6.39m x 4m )

A carpeted reception room, with two radiators, electric fire, UPVC double glazed windows to the front and rear, and UPVC double glazed door to the rear.

### Kitchen

10'11" x 9'3" (3.33m x 2.84m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and a mixer tap, integrated electric oven and grill, integrated gas hob, tiled splashbacks, space for a fridge, and washing machine, UPVC double glazed windows to the rear and side, and UPVC double glazed door to the side.

### First Floor Landing

UPVC double glazed window to the side, built-in storage cupboard housing the Worcester combination boiler, loft hatch, and doors to the WC, bathroom, and three bedrooms.

### Bedroom One

12'0" x 11'8" (3.66m x 3.58m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear, and radiator.

### Bedroom Two

11'11" x 8'11" (3.64m x 2.73m )

A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

### Bedroom Three

8'8" reducing to 5'6" x 8'8" (2.66m reducing to 1.7m x 2.65m )

A carpet bedroom with built-in storage cupboard, UPVC double glazed window to the front, and radiator.

### Shower Room

Comprising a shower, pedestal wash-hand basin, tiled walls, UPVC double glazed window to the rear and radiator.

### Separate WC

Fitted with a WC, and UPVC double glazed window to the side.

### Outside

To the front of the property you will find a large concrete driveway, offering ample car standing, artificial lawned area, with mature shrubs, and gated side access leading to the sunny south facing rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders, and a useful storage shed.

### 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

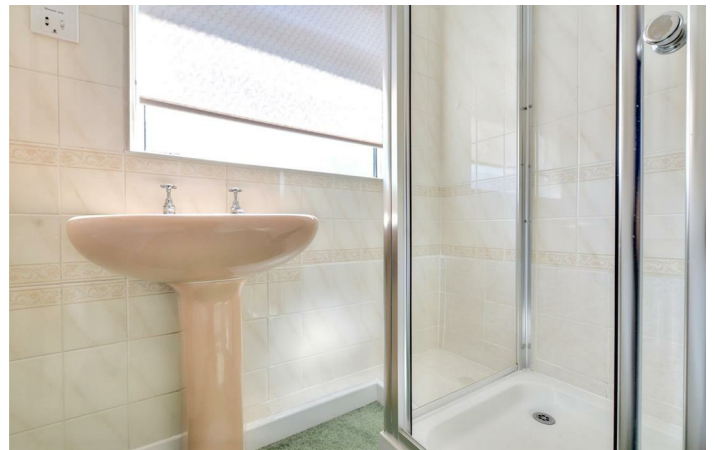
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

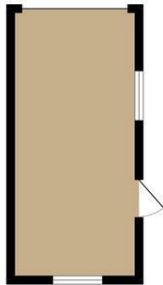
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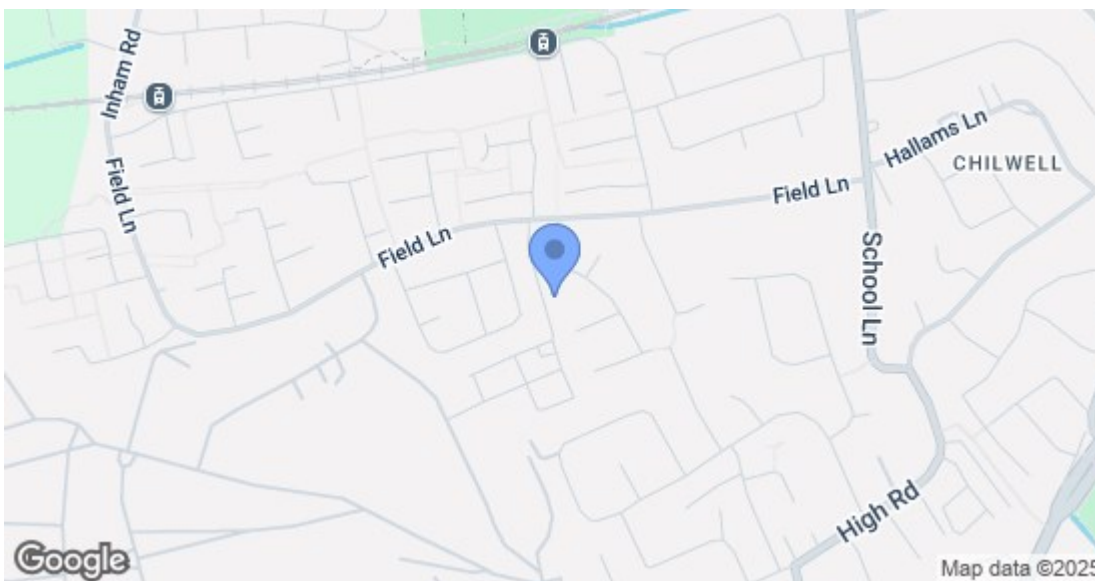


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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			83
(81-91) B		70	
(69-80) C			
(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			
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