Robert Ellis

look no further...

Montgomery Close,
Chilwell, Nottingham
NG9 6NF

£545,000 Freehold

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An extended Redrow built four-bedroom detached house.

Tucked away in a sought-after cul-de-sac position, this attractive house offers a generous and versatile interior, with the benefit of a garden room to the rear.

In brief the internal accommodation comprises: entrance hall, WC, study, kitchen, utility, dining room, lounge and garden room, rising to the first floor is the master en-suite bedroom, three further bedrooms and family bathroom.

Outside the property has a large tarmac drive to the front providing ample car standing with the garage beyond, and to the rear has a landscaped and private garden, with patio, decking and raised borders.

Well placed for a wide range of local amenities, including local shops, schools, parks and excellent transport links, this great house will appeal to a variety of potential purchasers, but is considered ideal for a family looking for large accommodation.

Entrance Hall
UPVC double glazed entrance door, radiator, and stairs off to the first-floor landing.

Downstairs WC
Fitted with a low level WC, pedestal wash-hand basin, tiled splashback, radiator, and UPVC double glazed window.

Kitchen
14'4" x 11'3" (4.38m x 3.44m)
With a range of fitted wall and base units, work surfacing with tiled splashback, and island with granite top and cupboards beneath, one and half bowl sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven and grill, plumbing for a dishwasher, integrated fridge, two UPVC double glazed windows, radiator, and useful under stairs pantry cupboard with shelving.

Utility Room
8'5" x 4'10" (2.58m x 1.49m)
Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer unit with mixer tap, plumbing for a washing machine, space for a tumble dryer, concealed 'Viessman' boiler, radiator, and UPVC double glazed window to the exterior.

Dining Room
14'11" x 8'7" (4.55m x 2.62m)
Two UPVC double glazed windows and radiator.

Sitting Room
14'11" x 14'5" (4.57m x 4.40m)
Double glazed bi-fold doors leading through to the garden room, radiator, and fuel effect gas fire with granite style hearth and Adam-style surround.

Garden Room
15'3" x 14'3" (4.65m x 4.35m)
Feature high ceilings with Velux windows, double glazed patio doors and windows, inset ceiling spotlights and underfloor heating.

Study
9'4" x 6'10" into bay window. (2.85m x 2.10m into bay window.)
UPVC double glazed bay window and radiator.

First Floor Landing
Loft hatch, and airing cupboard housing the hot water cylinder with slatted shelving above.

Bedroom One
13'7" into bay x 11'10" (4.15m into bay x 3.62m)
UPVC double glazed bay window, fitted wardrobes and radiator.

En-Suite
With a three-piece suite comprising: low-level WC, pedestal wash-hand basin with shaver point, part tiled walls, shower cubicle with power shower over, wall mounted heated towel rail, extractor fan, and UPVC double glazed window.

Bedroom Two
11'10" x 8'11" (3.62m x 2.73m)
UPVC double glazed window and radiator.

Bedroom Three
11'6" x 11'5" (3.52m x 3.49m)
UPVC double glazed window, fitted wardrobes and radiator.

Bedroom Four
10'5"x 8'11" (3.20mx 2.73m)
UPVC double glazed window and radiator.

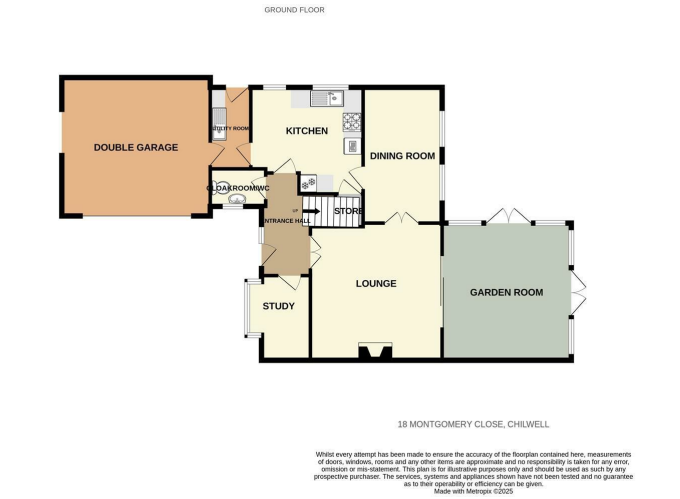
Bathroom
Fitted with a low-level WC, wash-hand basin inset to vanity unit, with illuminated mirror and fitted cupboard, shower cubicle with 'Mira' shower over, fully tiled walls, extractor fan, wall mounted heated towel rail. and UPVC double glazed window.

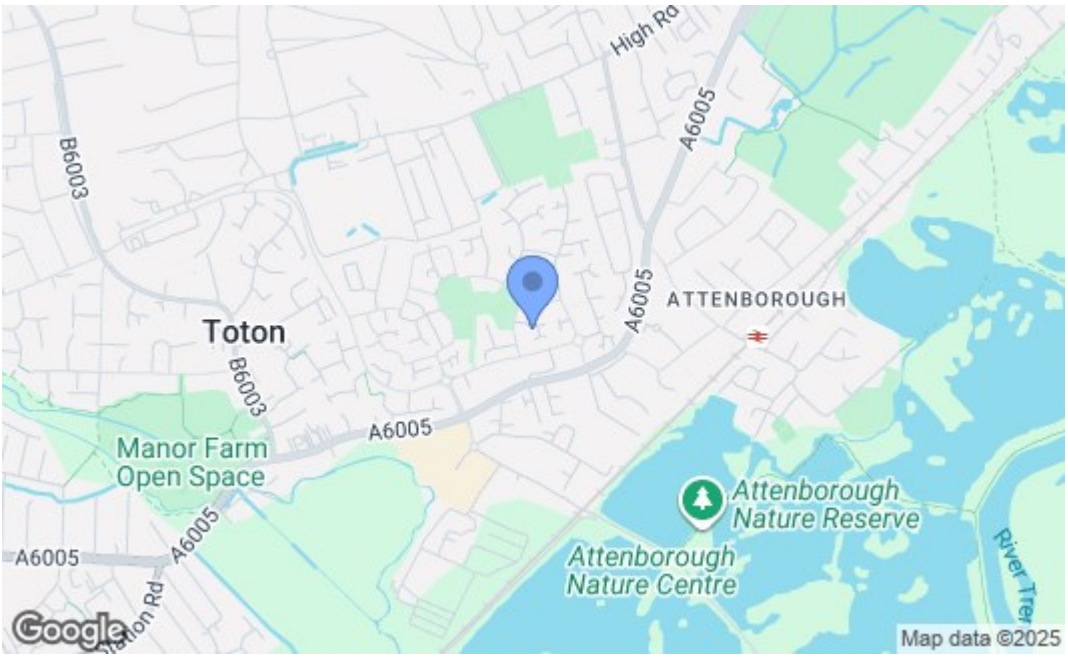
Garage
16'11" x 16'10" (5.18m x 5.15m)
Up and over door to the front, wooden window, light and power.

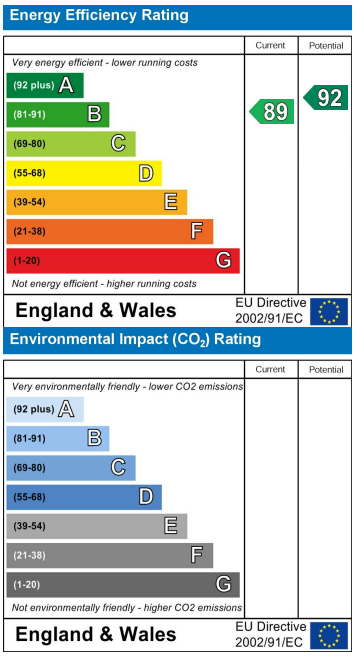
Outside
To the front the property has a generous drive, providing ample car standing with established shrubs, four apple trees, and gated access to the side. To the side the property has an outside tap, and a path to rear. To the rear the property has an impressive landscaped enclosed private rear garden, with patio, power point, raised borders with trellising and shrubs, further borders, decking, a patio with a pergola over, and timber shed with power.

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: None
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.







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