



Bye Pass Road,
Chilwell, Nottingham
NG9 5HR

£325,000 Freehold



A beautifully presented three bedroom semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a wide range of local amenities including shops, schools, transport links and Chilwell Retail Park, this delightful property is considered an ideal opportunity for a variety of potential purchasers including, young professionals and growing families.

In brief the internal accommodation comprises; entrance hall, lounge and open plan kitchen diner to the ground floor and three bedrooms and family bathroom to the first floor.

To the front of the property there is low maintenance lawned garden with a block paved driveway providing off road car standing with garage beyond and access to the well maintained generous rear garden which is mainly laid to lawn and features a paved seating area, brick built storage unit with outside WC, mature shrubs, stocked beds, and is enclosed with hedge and timber boundaries.

Offered to the market with the benefit of UPVC and double glazing throughout, an early viewing comes highly recommended in order to fully appreciated.



Entrance Hallway

Composite entrance door, stairs leading to the first floor, carpet flooring and doors leading into the lounge and open plan kitchen diner.

Lounge

12'4" x 10'11" (3.78m x 3.35m)

UPVC double glazed bay window to the front, carpet flooring and radiator.

Open Plan Kitchen Diner

21'3" x 12'11" (6.49m x 3.95m)

Fitted with a range of modern wall, base and drawer units, rolled edge work surfaces, one and half bowl stainless steel sink and drainer unit with mixer tap, inset electric oven with gas hob above and extractor fan over, integrated fridge freezer and dishwasher, useful pantry, breakfast bar, radiator, UPVC double glazed window to the rear and UPVC double glazed sliding patio doors leading to the rear garden.

First Floor Landing

UPVC double glazed window to the side, stairs rising from the ground floor and doors leading into the three bedrooms and bathroom.

Bedroom One

13'2" x 11'0" (4.02m x 3.36m)

UPVC double glazed window to the front, carpet flooring and radiator.

Bedroom Two

11'0" x 10'3" (3.36m x 3.13m)

UPVC double glazed window to the rear, carpet flooring and radiator.

Bedroom Three

7'1" x 6'5" (2.18m x 1.96m)

UPVC double glazed window to the front, carpet flooring and radiator.

Bathroom

Fitted with a three piece suite comprising; P-shaped bath shower over and glass splash screen, pedestal wash hand basin, low level WC, complementary tiling to walls, vinyl

flooring, wall mounted heated towel rail, extractor fan and obscured UPVC double glazed window to the rear.

Outside

To the front of the property there is low maintenance lawned garden with a block paved driveway providing off road car standing with garage beyond and access to the well maintained generous rear garden which is mainly laid to lawn and features a paved seating area, brick built storage unit with outside WC, mature shrubs, stocked beds, and is enclosed with hedge and timber boundaries.

Council Tax Band

Broxtowe Borough Council Tax Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.