



Hall Drive,  
Chilwell, Nottingham  
NG9 5BY

**£260,000 Freehold**



A three-bedroom semi-detached house with a garage.

Situated in this popular and convenient residential location, just a short distance away from a variety of local shops and amenities, including schools, transport links, and Beeston Town Centre, 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: entrance hall, dining room, lounge, and kitchen to the ground floor, with two good sized double bedrooms, a further single bedroom, and bathroom to the first floor.

To the front of the property, you will find a small lawned garden with mature shrubs, and a shared blocked paved driveway down the side of the property leading to the garage, and gated side access leading to the generous, enclosed rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, shed, stoked beds and fence boundaries.

This great property benefits from chain free vacant possession, and offers excellent potential for the incoming purchaser to upgrade, reconfigure, and extend, subject to the necessary planning consents.



### Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window to the side, stairs to the first floor, laminate flooring, radiator, and doors to the kitchen, lounge, and dining room.

### Dining Room

11'10" x 10'5" (3.62m x 3.19m )

A carpeted reception room with gas fire with tiled hearth and surround, radiator, and UPVC double glazed bay window to the front.

### Lounge

11'10" x 10'10" (3.62m x 3.32m )

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

### Kitchen

14'6" x 6'2" (4.43m x 1.9m )

Fitted with a range of wall, base drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and air filter over, tiled flooring and walls, plumbing for a washing machine, space for a fridge and a freezer, radiator, pantry, UPVC double glazed window to the rear and side, and a UPVC double glazed door to the side.

### First Floor Landing

UPVC double glazed window to the side, loft hatch, and doors leading into the bathroom and three bedrooms.

### Bedroom One

11'7" x 10'11" (3.55m x 3.33m )

UPVC double glazed window to the rear, laminate flooring, feature fire place, UPVC double glazed window to the rear, radiator, and built-in storage cupboard housing the Vaillant combination boiler.

### Bedroom Two

10'10" x 10'5" (3.32m x 3.19m )

UPVC double glazed window to the front, laminate flooring, feature fire place, and radiator.

### Bedroom Three

8'6" x 7'1" (2.61m x 2.16m )

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

### Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, low-level WC, tiled splashbacks, laminate flooring, radiator, and UPVC double glazed window to the rear.



### Outside

To the front of the property, you will find a small lawned garden with mature shrubs, and a shared blocked paved driveway down the side of the property leading to the garage, and gated side access leading to the generous, enclosed rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, shed, stoked beds and fence boundaries.

### Garage

Up and over garage door to the front, and a pedestrian door to the side.

### 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

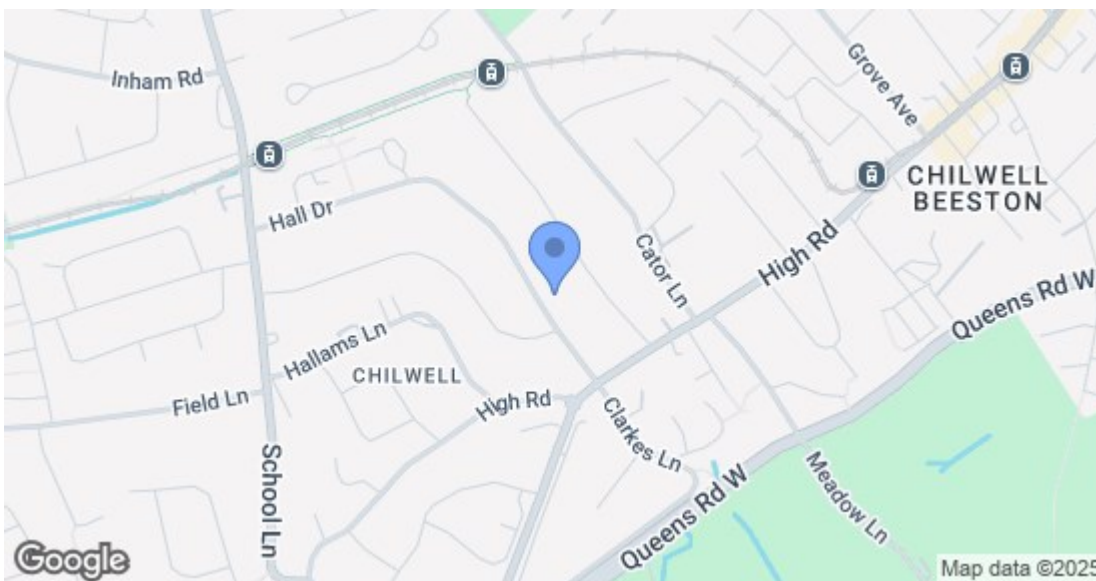
Has the Property Flooded?: No

### Disclaimer:

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			
<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	

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