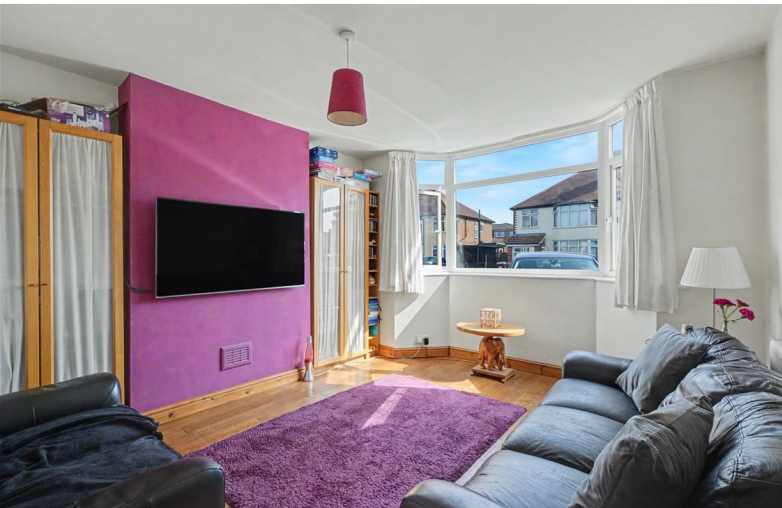




Heathfield Grove,
Chilwell, Nottingham
NG9 5EB

£370,000 Freehold



An extended and versatile four-bedroom semi-detached house on a generous plot.

Benefitting from extensions to both the side and rear and a conservatory, this deceptive and generous property will appeal to a variety of potential purchasers but is considered ideal for a family looking for larger accommodation.

In brief the internal accommodation comprises entrance hall, L-shaped kitchen, lounge, sitting room, conservatory and garage to the ground floor, rising to the first floor is the principle bedroom with en-suite and three further bedrooms and bathroom.

Outside the property has a drive to the front providing car standing with an EV charging point and to the rear there is a mature and large private garden.

Located at the head of a small and peaceful cul-de-sac and being readily accessible for local shops, excellent transport links, schools and a wide variety of other amenities, this individual property is well worthy of viewing.



Entrance Hallway

UPVC double glazed entrance door, radiator, stairs off the first floor landing and understairs cupboard.

Sitting Room

13'11" x 11'11" (4.25m x 3.64m)

UPVC double glazed bay window and radiator.

Lounge

21'9" x 12'0" (6.65m x 3.66m)

Radiator, UPVC double glazed patio doors through to the conservatory, and a solid fuel burner mounted upon a tiled hearth.

Breakfast Kitchen

19'4" decreasing to 5'10" x 18'2" (5.89m decreasing to 1.78m x 5.54m)

With a good range of fitted wall and base units, work surfacing with splashback, breakfast bar, plinth heater, one-and-a-half bowl sink with mixer tap, inset gas hob with extractor above, inset electric oven and grill, integrated dishwasher, fridge and freezer and washing machine, two UPVC double glazed windows, tiled flooring, radiator and UPVC double glazed door to the exterior.

Garage

18'0" x 10'6" decreasing to 8'6" (5.51m x 3.21m decreasing to 2.60m)

Up and over door to the front, UPVC double glazed pedestrian door to the rear, light and power.

Conservatory

15'4" x 11'2" (4.69m x 3.41m)

UPVC double glazed window, patio door and tiled flooring.

First Floor Landing

UPVC double glazed window and loft-hatch.

Bedroom One

14'7" x 10'5" (4.47m x 3.19m)

UPVC double glazed Juliet-style balcony overlooking the rear garden, radiator.

En-Suite

Fitted with a WC, wash-hand basin inset into vanity unit,

shower cubicle with Triton shower over, part tiled walls, extractor fan and wall-mounted heated towel rail.

Bedroom Two

14'1" x 11'11" (4.31m x 3.64m)

UPVC double glazed window and radiator.

Bedroom Three

11'11" x 11'11" (3.65m x 3.65m)

UPVC double glazed window, radiator and cupboard housing the boiler.

Bedroom Four

7'7" x 6'0" (2.33m x 1.83m)

UPVC double glazed window and radiator.

Bathroom

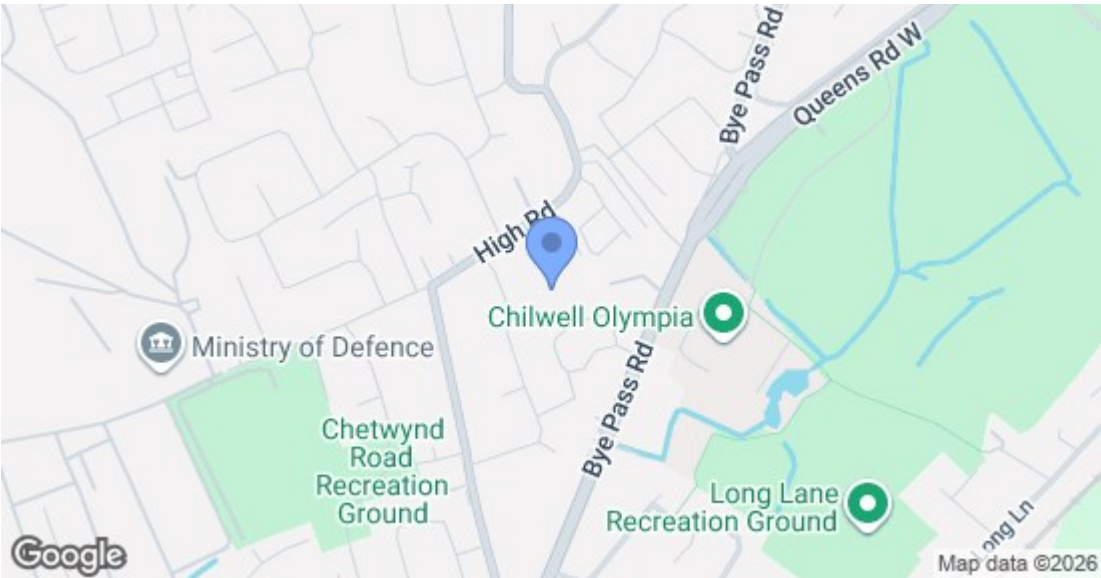
8'3" x 5'11" (2.52m x 1.81m)

Fitted with a WC, pedestal wash-hand basin, bath with Mira shower over, part tiled walls, UPVC double glazed window and radiator.

Outside

To the front the property has parking and EV charging point. To the rear the property has a private and enclosed mature garden with outside tap, lawn and various well-stocked beds and borders with mature shrubs and trees.





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		
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.