Robert Ellis

*look no further. . .*







Farm Road,
Chilwell, Nottingham
NG9 5BZ

**£450,000 Freehold**

0115 922 0888

/robertellisestateagent @robertellisea



A well-proportioned five-bedroom semi-detached house.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including schools, Beeston town centre and transport links including the A52 and M1. This fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the internal accommodation comprises: porch, entrance hall, lounge, dining room, breakfast kitchen, utility and WC to the ground floor with fived bedrooms and family bathroom to the first floor.

Outside the property has a lawned garden to the front with well stocked borders, a drive with integral garage area beyond, to the rear the property there is a private and enclosed garden with garden room.

Having been upgrade and renovated by the current vendors, this great property is offered to the market with the benefit of a range of modern fixtures and fittings throughout and no upward chain.





## Porch
UPVC double glazed entrance door with flanking window, laminate floor and secondary door leading into the entrance hall.

## Entrance Hall
With laminate flooring, radiator, stairs to the first floor, useful understairs storage cupboard and doors to the WC, breakfast kitchen, dining room and lounge.

## Lounge
11'11" x 10'11" (3.64m x 3.345m )
A carpeted reception room with log-burner with exposed bricks surround, tiled hearth and timber mantle, UPVC double glazed bay window to the front and opening to the dining room.

## Dining Room
16'10" x 10'4" (5.15m x 3.17m )
Laminate flooring, radiator, UPVC double glazed French doors with flanking windows to the rear garden.

## Breakfast Kitchen
11'8" x 11'3" (3.58m x 3.45m )
Fitted with a range of wall, base and drawer units, work-surfaces, one-and-a-half bowl sink with drainer and a mixer tap, integrated electric combi oven and warming drawer, integrated induction hob with extractor fan over, integrated fridge, freezer and dishwasher, breakfast bar, UPVC double glazed window to the rear, spotlights, Velux window, UPVC double glazed door to the side and a door to the utility.

## Utility
5'6" x 4'0" (1.7m x 1.22m )
With work-surfaces, plumbing for a washing machine and tumble dryer, spotlights and extractor fan.

## Downstairs WC
Fitted with a WC, wall-mounted wash-hand basin, part tiled walls, radiator and extractor fan.

## Landing
With loft-hatch, skylight and doors to the bathroom and five bedrooms.

## Bedroom One
15'3" x 11'11" (4.67m x 3.65m )
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

## Bedroom Two
11'8" reducing to 10'4" x 11'5" (3.56m reducing to 3.17m x 3.5m )
A carpeted double bedroom with built-in wardrobes and drawers, UPVC double glazed window to the rear and radiator.

## Bedroom Three
12'4" reducing 10'6" x 7'9" (3.78m reducing 3.21m x 2.37m )
A carpeted bedroom with UPVC double glazed window to the front and radiator.

## Bedroom Four
10'7" reducing to 8'8" x 7'5" (3.24m reducing to 2.66m x 2.27m )
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

## Bedroom Five
8'6" x 6'6" (2.6m x 2m )
A carpeted bedroom with UPVC double glazed window to the front and radiator.

## Bathroom
Incorporating a four-piece suite comprising panelled bath, walk-in shower with recessed shelf, feature panelling, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel rail, UPVC double glazed window to the rear, extractor fan, spotlights and a cupboard housing the Baxi combination boiler.

## Outside
Outside the property has a lawned garden to the front with well stocked borders, a drive providing off-road parking with integral garage area beyond, to the rear the property there is a private and enclosed garden with patio seating area, outside tap, mature shrubs and trees and a versatile garden room.

## Garden Room
16'5" x 9'4" (5.00m x 2.84m )
UPVC double glazed bi-fold doors, external downlights, laminate flooring, spotlights to ceiling, UPVC double glazed window to the side and a media wall with electric fire.

## Garage Area
9'10" x 7'10" (3.02m x 2.4m)
With up and over door to the front, light and power and opening into the garden at the rear.







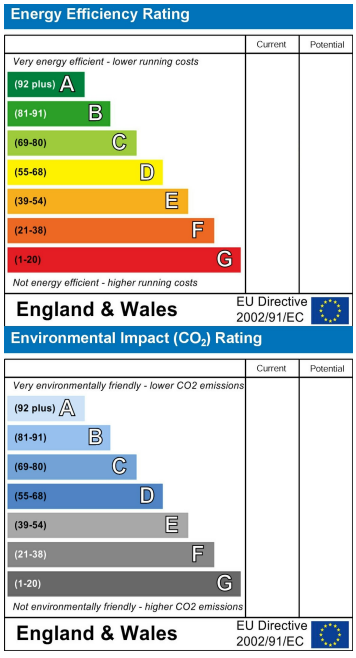













These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888