Robert Ellis

look no further. . .

Leafe Close,
Chilwell, Nottingham
NG9 6NR

£290,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

Situated in the charming area of Beeston, Nottingham, this delightful semi-detached house on Leafe Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time time buyers, young professionals and families. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property also benefits from parking, adding to the convenience of living in this lovely neighbourhood.

Beeston is known for its vibrant community and excellent local amenities, including shops, schools, and parks including Attenborough Nature Reserve, making it a desirable location for families and professionals alike. With good transport links to Nottingham city centre, Derby City Centre, and the Skylink to East Midlands Airport, you can enjoy the best of both worlds – the tranquillity of suburban living and the excitement of city life.

This semi-detached house on Leafe Close is a wonderful opportunity for anyone looking to settle in a friendly and accessible area. Don't miss your chance to make this charming property your new home.

Entrance Hall
A composite entrance door, radiator, stairs to the first floor and door to the lounge.

Lounge
13'0" x 11'9" (3.97m x 3.6m)
A carpeted reception room with UPVC double glazed window to the front, radiator, and door to the kitchen diner.

Kitchen Diner
15'1" x 8'1" (4.6m x 2.47m)
With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, integrated fridge freezer, plumbing for a washing machine, tiled flooring and splashback, radiator, cupboard housing the boiler, a useful large under stairs storage cupboard, UPVC double glazed window to the rear, and a composite door to the rear.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

Bedroom One
11'3" x 8'7" (3.44m x 2.63m)
A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front, and radiator.

Bedroom Two
10'0" x 7'10" (3.07m x 2.39m)
A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

Bedroom Three
6'11" x 6'9" (2.12m x 2.08m)
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
Incorporating a three-piece suite comprising: a corner shower, wash-hand basin inset to vanity unit, WC, laminate flooring, heated towel rail, UPVC double glazed window to the front, extractor fan, and an airing cupboard housing the hot water cylinder.

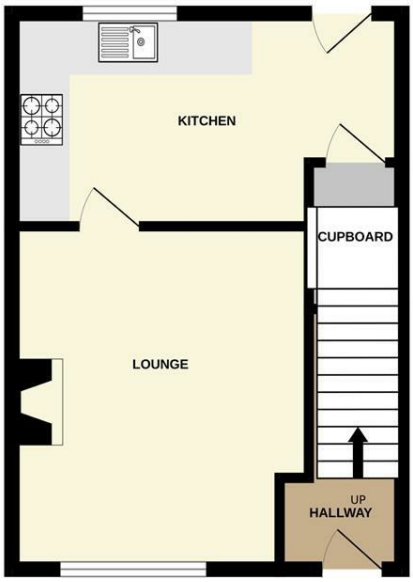
Outside
To the front of the property you will find a large tarmac driveway with a gravelled area and gated side access leading to the well-maintained enclosed rear garden, which includes a paved patio, lawn area, a range of stocked beds and borders, and fence boundaries.

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
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

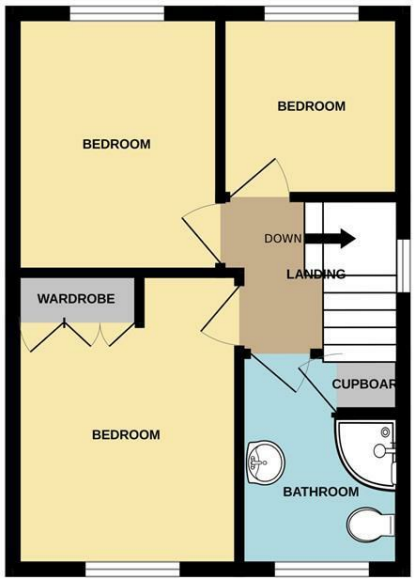
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

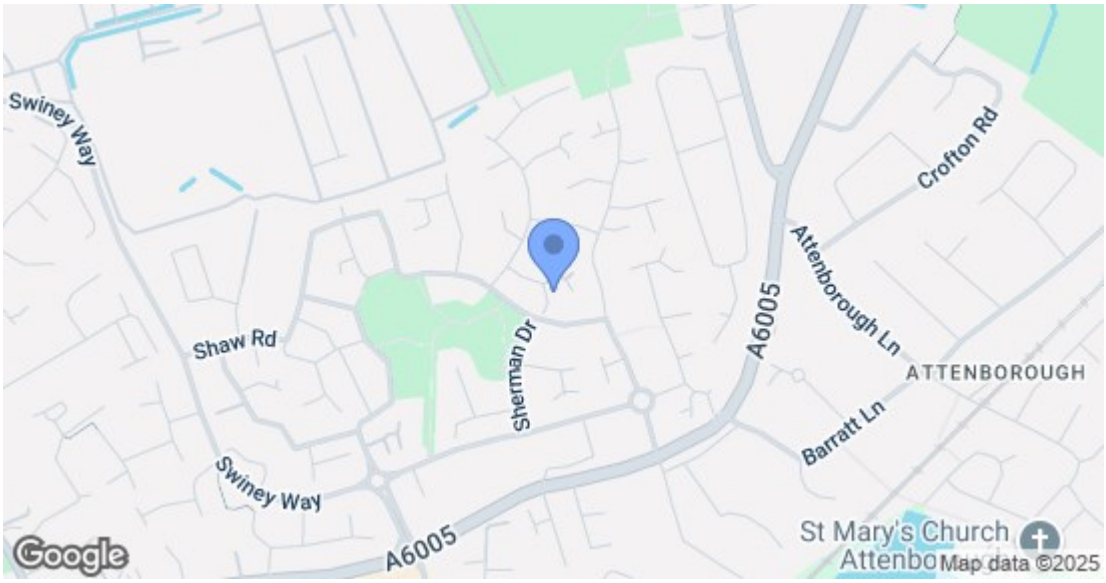
Robert Ellis ESTATE AGENTS

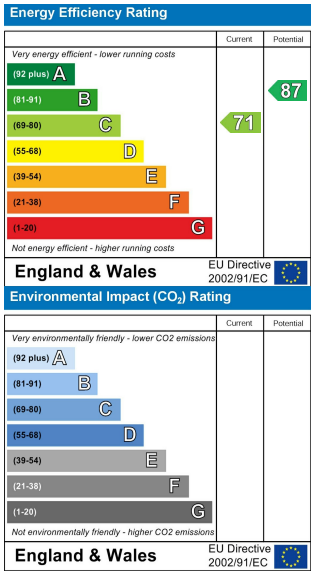
GROUND FLOOR



1ST FLOOR







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