



Cursley Way,  
Chilwell, Nottingham  
NG9 6NT

**£325,000 Freehold**



A lovely three bedroom, detached property with the benefit of a driveway and detached garage.

Situated in Chilwell, just a short walk from Attenborough Nature Reserve, you are within close proximity to a wide range of local amenities including shops, schools, restaurants, healthcare facilities, Chilwell Retail Park and excellent transport links.

This well-presented property would be considered an ideal opportunity for a large variety of buyers including young professionals, families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises, an entrance hall, open plan living dining room, kitchen and downstairs WC. Then rising to the first floor are three bedrooms, main bedroom with en-suite and bathroom.

To the front of the property is a block paved driveway with gravelled borders and mature shrubs, leading to a detached garage. The beautifully landscaped rear garden has a paved seating area with lawned beyond and a variety of mature shrubs and greenery.

This delightful property is offered the market with gas central heating, full UPVC double glazing throughout and is well worthy of an early internal viewing.



## Entrance Hall

Composite door through to a carpeted entrance space with radiator.

## Open Plan Living Dining Room

Living Area 3.78 x 4.41

A carpeted reception room, with radiator, gas fire and UPVC double glazed window to the front aspect.

## Dining Room 2.27 x 2.95

A carpeted reception room, with radiator and UPVC double glazed sliding door to the rear aspect.

## Kitchen

9'8" x 7'10" (2.97m x 2.41m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, access to a useful pantry cupboard, UPVC double glazed window to the rear aspect and composite door to the side passage.

## Downstairs WC

Low flush WC and wash hand basin with tiled splashbacks, radiator and UPVC double glazed window to the side aspect.

## First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect and cupboard housing the boiler.

## Bedroom One

10'0" x 8'6" (3.06m x 2.61m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

## En-Suite

Incorporating a three-piece suite comprising: WC and wash-hand basin inset to vanity unit, fully tiled walk-in mains controlled shower, wall mounted heated towel rail, tiled flooring, spot lights to ceiling, and extractor fan.

## Bedroom Two

9'3" x 9'1" (2.82m x 2.79m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

## Bedroom Three

6'11" x 6'10" (2.11m x 2.09m )

A carpet bedroom, with radiator and UPVC double glazed window to the rear aspect.

## Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, part tiled walls, radiator and UPVC double glazed window to the front aspect.

## Outside

To the front of the property is a paved driveway with ample off-street parking for multiple cars, leading to a detached garage with gravelled boarders and flower beds. The enclosed south-facing rear garden is primarily lawned with a paved seating area and well stocked boarders with a variety of mature shrubs and greenery.

## Garage

Up and over door with power points.

## 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

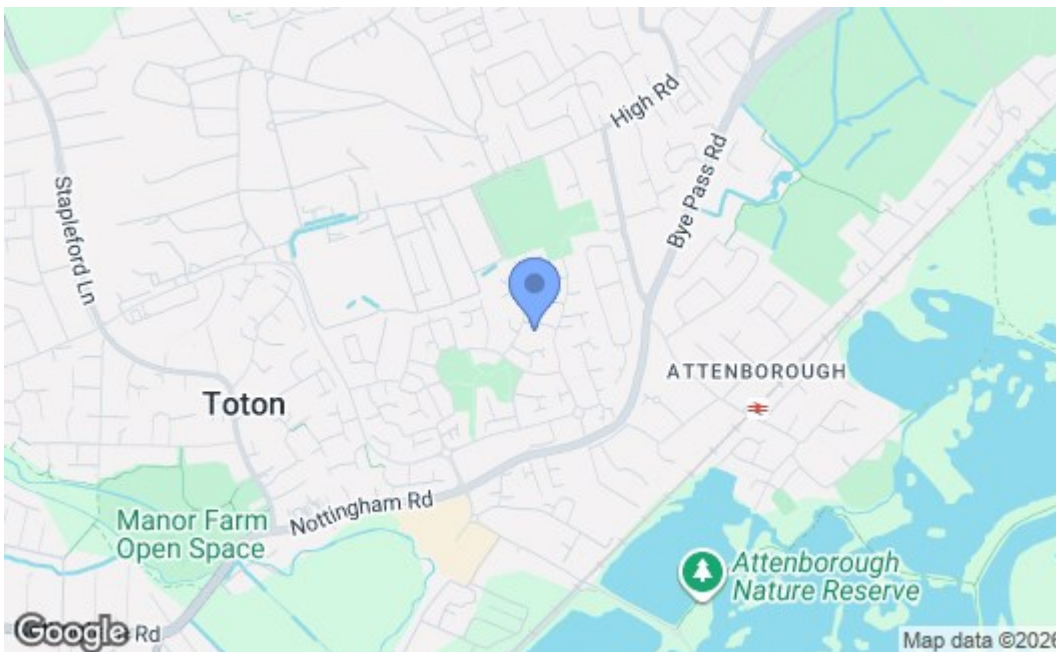
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	65		
(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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