Robert Ellis

look no further...

Ablard Gardens,
Chilwell, Nottingham
NG9 6PD

£425,000 Freehold

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We are pleased to offer for sale, this surprisingly spacious, four-bedroom detached family house.

The current owners have remodelled and extended this property to offer spacious and adaptable accommodation, great for growing families. The ground floor offers a great flow of space with a central entrance hall, which gives access to a useful cloaks WC, generous living room as well as an additional reception room which is currently used a study/home office, but can also be put to other uses, such as sitting room, playroom room and cinema room.

The property benefits from a large dining kitchen, with a generous amount of units, with granite work tops and integrated appliances, this social space is to the rear of the property, where there is also a conservatory.

The first floor accommodation has also been extended with a generous guest bedroom with vaulted ceilings and twin aspects. The master bedroom has an en-suite shower room and there is also a family shower room.

Situated in this popular and established residential suburb, the property is located in a small cul-de-sac with forecourt providing parking for three vehicles and enclosed gardens. Conveniently situated within easy reach of schools for all ages, as well as a useful shopping precinct and Chilwell retail park. For those who enjoy the outdoors, the nature reserve is within walking distance.

The property offers great commutability, with the larger towns of Long Eaton and Beeston on the door step, Beeston offers an array of transport connections to Nottingham City, as well as an direct train to London.

This Property is ideal for modern families and an internal viewing is recommended.

Entrance Hall
14'0" x 6'2" (4.27m x 1.9m)
Stairs to the first floor with under stairs store cupboard, double glazed front entrance door. Radiator.

Cloaks WC
Incorporating a two piece suite comprising: floating wash hand basin with vanity unit and low flush WC. Heated towel rail, double glazed window.

Living Room
16'4" into bay x 10'10" (4.98m into bay x 3.31m)
Two radiators and deep double glazed square bay window to the front.

Study/Home Office
14'11" x 7'6" (4.56m x 2.30m)
This versatile room can be used as a home office or study, as well as a play room or second sitting room. Fitted cupboards to one wall with sliding door fronts. Radiator, double glazed window to the front and side.

Family Dining Kitchen
25'11" x 10'2" (7.91m x 3.10m)
Incorporating a fitted range of wall, base and drawer units, with contrasting granite work surfacing and inset one and half bowl composite sink unit with single drainer. Leisure style gas/range style cooker. Glass splashback and a extractor hood over. Integrated dishwasher and washing machine. Space for American style fridge freezer. Integrated microwave. Cupboard housing gas boiler. Double glazed patio doors to conservatory, double glazed window and door to the rear.

Conservatory
11'6" x 9'11" (3.52m x 3.04m)
UPVC double glazed construction with door leading to the rear garden.

First Floor Landing
Hatch and ladder to partially boarded loft, built in airing cupboard with hot water cylinder. Doors to bedrooms and bathroom.

Bedroom One
10'6" x 10'7" (3.22m x 3.24m)
Bedroom furniture including wardrobes and matching bedside cabinets. radiator, double glazed window to the rear. Door to the en-suite.

En-Suite
A three piece suite comprising: floating wash hand basin with vanity unit, low flush WC, and walk in shower enclosure with thermostatic controlled shower. Tiling to walls, heated towel rail, double glazed window.

Bedroom Two
10'10" x 9'8" (3.32m x 2.96m)
Radiator, double glazed window to the front.

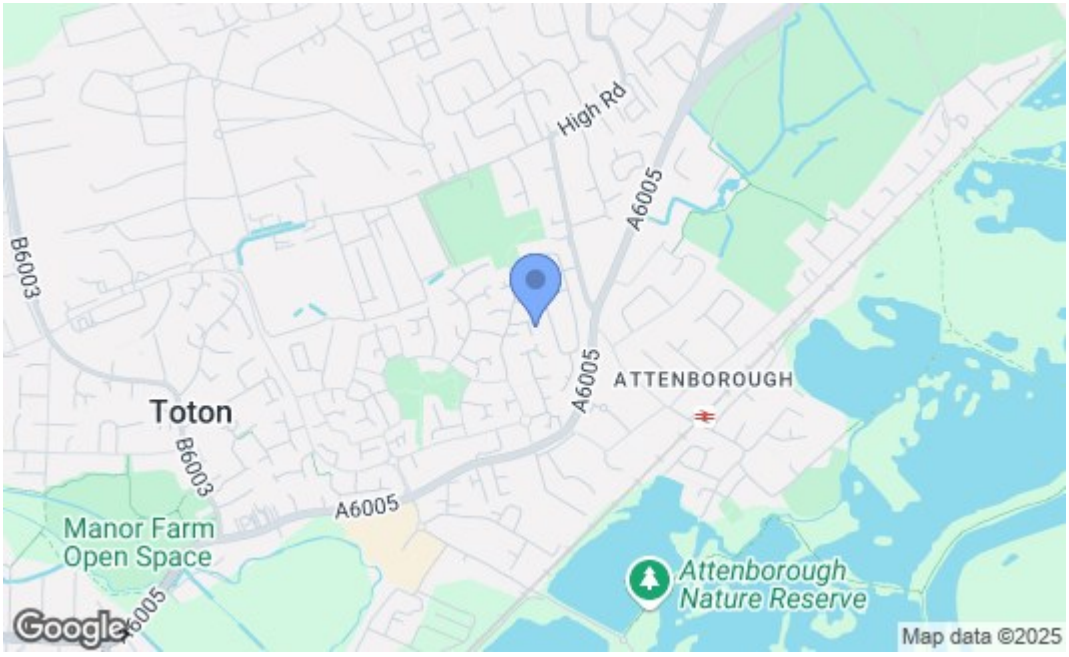
Bedroom Three
20'11" x 7'3" (6.40m x 2.23m)
An impressive guest double bedroom, with vaulted ceiling, Velux roof window. Two radiators, double glazed window to the front and rear.

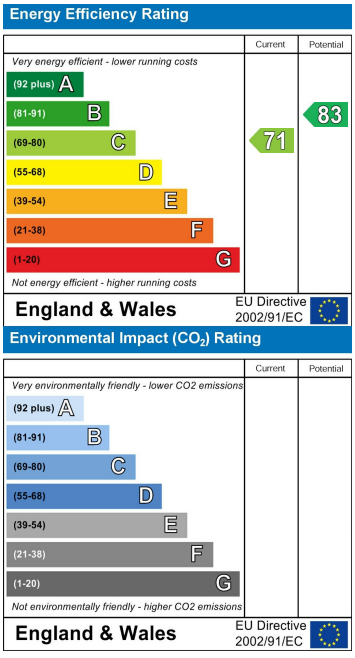
Bedroom Four
7'9" x 7'5" (2.38m x 2.28m)
Over stairs store cupboard, radiator, double glazed window to the front.

Family Shower Room
6'5" x 5'4" (1.98m x 1.65m)
Three piece suite comprising: wash hand basin with vanity unit, low flush WC and corner shower cubicle with feature body jet and rain head thermostatic controlled shower system. Heated towel rail, double glazed window.

Outside
To the front there is a small area of open plan garden, and a blocked paved forecourt providing parking for up to three vehicles. There is gated pedestrian access to the side of the house, leading into the rear garden. The rear garden is enclosed and laid to lawn, with a central patio area, decked area and timber summer house.

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.





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