



Johnson Way,
Chilwell, Nottingham
NG9 6RJ

£300,000 Freehold



A well presented three bedroom detached house offered to the market for the first time since construction.

Available with the benefit of chain free vacant possession, this clean and tidy property would suit the needs of a variety of potential purchasers but is considered ideal for a family or investor.

In brief, the internal accommodation comprises entrance hallway, WC, kitchen/diner and lounge to the ground floor. Rising to the first floor is a master en-suite bedroom, two further good sized bedrooms and a family bathroom.

Outside the property has a driveway to the front with a garage beyond and an enclosed primarily lawned garden to the rear with decking.

Occupying a sought after and convenient residential location, well placed for local shops, parks, schools and a range of other facilities.



Entrance Hallway

A wooden entrance door leads to the hallway with radiator, under stairs cupboard and stairs off to first floor landing.

WC

With WC, pedestal wash hand basin with tiled splashback, radiator and UPVC double glazed window.

Lounge

15'4" x 10'2" (4.68 x 3.11)

With UPVC double glazed bay window to the front, UPVC double glazed patio doors to the rear and two radiators.

Kitchen/Diner

15'5" x 9'9" increasing to 13'0" (4.70 x 2.98 increasing to 3.97)

With a range of fitted wall and base units, worksurfaces with tiled splashbacks, single sink and drainer with mixer tap, inset gas hob with electric oven below and extractor above, plumbing for a washing machine, two radiators and two UPVC double glazed windows.

First Floor Landing

With UPVC double glazed window and radiator.

Bedroom One

11'5" x 10'5" (3.49 x 3.18)

With UPVC double glazed window and radiator.

En-Suite

With fittings in white comprising WC, pedestal wash hand basin, shower cubicle with mains controlled shower over, part tiled walls, radiator, UPVC double glazed window and extractor fan.

Bedroom Two

13'5" x 7'9" maximum overall measurements (4.09m x 2.36m maximum overall measurements)

With UPVC double glazed window and radiator.

Bedroom Three

12'1" x 7'3" maximum overall measurements (3.70 x 2.22 maximum overall measurements)

With UPVC double glazed window and radiator.

Airing Cupboard

Housing the pressurised cylinder.

Bathroom

With fittings in white comprising WC, pedestal wash hand basin, bath with shower off the taps, UPVC double glazed window, shaver point, part tiled walls, radiator and extractor fan.

Outside

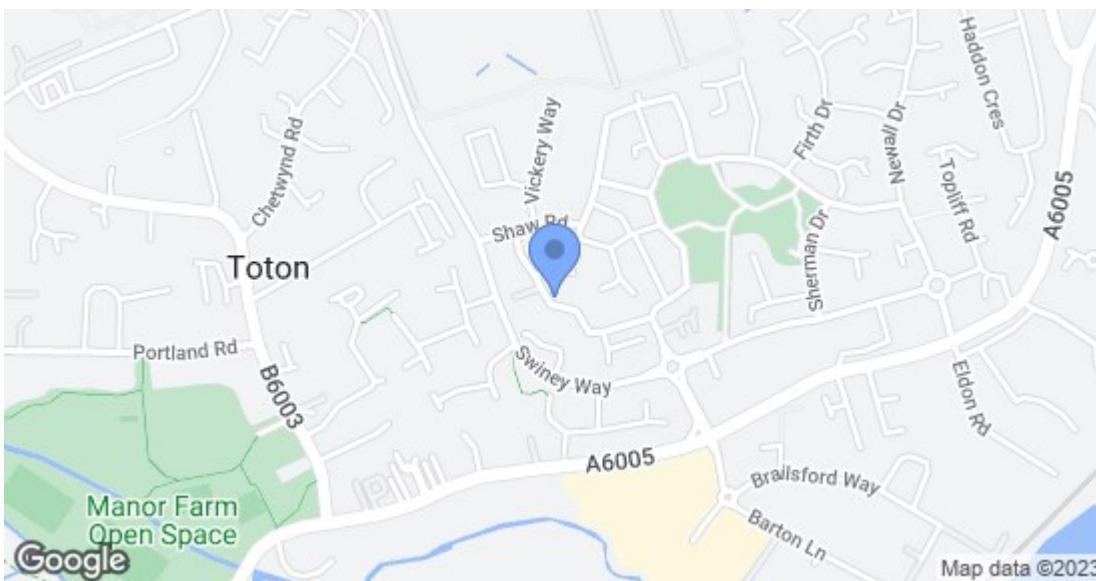
To the front the property has a beech hedge boundary and lawned garden. The property has a driveway providing car standing with a garage beyond. To the rear the property has an enclosed primarily lawned garden with decking and stocked borders.

Garage

16'11" x 8'11" (5.18 x 2.74)

With up and over door to the front, pedestrian door to the side, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(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.