



Bye Pass Road,
Chilwell, Nottingham
NG9 5HL

£525,000 Freehold



An immaculately presented modern five-bedroom detached house.

Built in 2013 this excellent property offers a contemporary and versatile interior, with the benefit of an open plan kitchen diner to the rear with patio doors leading to onto the beautifully landscaped garden.

In brief the internal accommodation comprises hallway with cloaks cupboard, WC, open plan kitchen diner, utility and sitting room, rising to the first floor are two en-suite bedrooms, three further good sized bedrooms and a family bathroom.

Outside the property has a drive to the front providing ample car standing with the garage beyond, and well-manicured and stocked gardens to both front and rear.

Considered ideal for the needs of a growing family, though likely to appeal to a variety of potential purchaser, this excellent house offers ready to move into accommodation and is conveniently situated for local shops, schools, transport links and a variety of other facilities.



A canopy porch shelters the composite double glazed entrance door.

Entrance Hallway

Radiator, cloaks cupboard, further under stairs cupboard, and stairs to the first floor landing.

Downstairs WC

Fitted with a WC, pedestal wash-hand basin with tiled splashback, radiator, tiled flooring, and UPVC double glazed window.

Sitting Room

20'5" x 11'6" (into bay window) (6.24m x 3.53m (into bay window))
UPVC double glazed bay window, two radiators, and a contemporary electric fire with Adam style surround.

Dining Area

17'10" x 11'6" (5.45m x 3.53m)
UPVC double glazed patio doors leading to the exterior, tiled flooring and radiator.

Kitchen

9'3" x 8'9" (2.82m x 2.68m)
With modern fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset gas hob with extractor over, integrated electric double oven and grill, integrated dishwasher and UPVC double glazed window.

Utility

8'10" x 5'1" (2.70m x 1.55m)
Fitted wall and base units, work surfacing with tiled splashbacks, one and a half bowl sink with mixer tap, plumbing for a washing machine, space for a dryer, concealed Ideal boiler, tiled flooring, radiator, and composite double glazed door to the side.

First Floor Landing

With loft hatch, radiator and airing cupboard housing the hot water cylinder.

Bedroom One

13'8" x 11'0" (4.18m x 3.37m)
Two UPVC double glazed windows with fitted shutter, fitted wardrobe, dressing table, side tables, and a ceiling light with fan.



En-Suite

With fittings in white comprising WC, pedestal wash-hand basin with illuminate mirror and shaver point, shower cubicle with mains control over head shower and further shower handset, fully tiled walls, tiled flooring, wall-mounted heated rail and extractor fan.

Bedroom Two

11'0" x 10'5" (3.37m x 3.19m)
UPVC double glazed window, radiator, fitted wardrobes and drawers.

En-Suite

Fitted with a WC, pedestal wash hand basin with shaver point, double shower cubicle with mains control over head shower and further shower handset, extractor fan, part tiles walls, tiled flooring, and radiator.

Bedroom Three

11'6" x 8'11" plus recess (3.52m x 2.72m plus recess)
Velux window, radiator, fitted wardrobes and side tables.

Bedroom Four

9'3" x 8'10" plus recess (2.84m x 2.71m plus recess)
UPVC double glazed window, radiator, wardrobes and side tables.

Bedroom Five

10'5" x 6'6" (3.18m x 1.99m)
UPVC double glazed window and radiator.

Bathroom

With fittings in white comprising WC, pedestal wash-hand basin, bath with mains control shower over, fully tiled walls, tiled flooring, radiator, extractor fan and UPVC double glazed window.

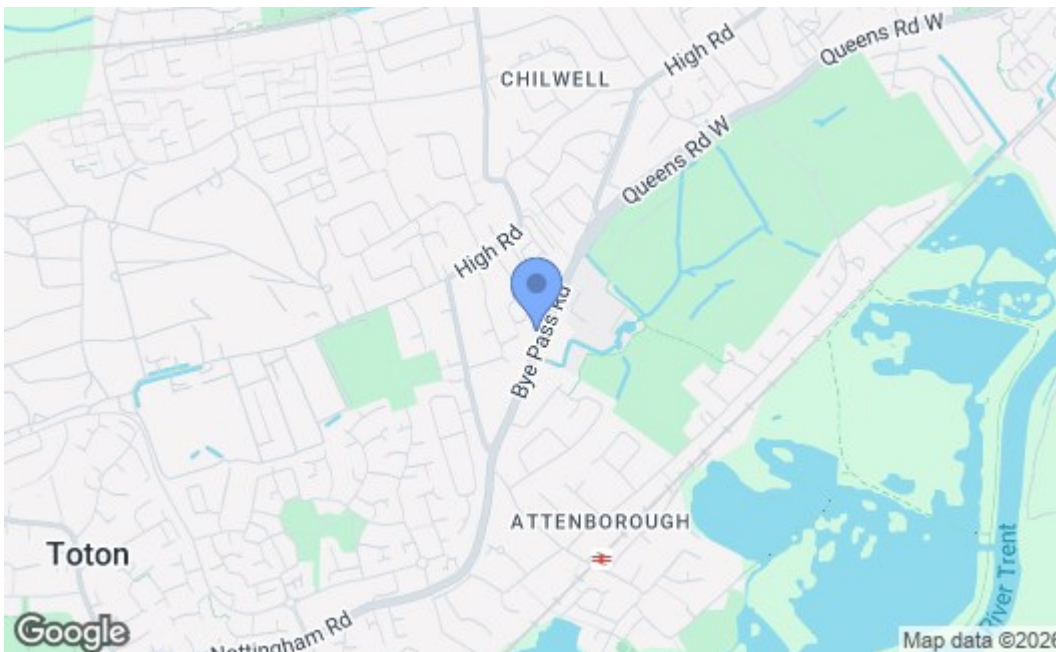
Outside

To the front the property has a drive providing ample car standing with the integral garage beyond, the property also benefits from a landscaped and well-presented garden, which is primarily lawned with stocked beds and borders. There is gated access on both sides of the property to the enclosed and private rear garden. To the rear the property has a patio, outside tap, beautifully landscaped garden with lawned area, various well stocked beds and borders with mature shrubs and tree, and a timber shed.

Garage

17'5" x 8'4" (5.31m x 2.56m)
Up and over door to the front, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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.