Robert Ellis

look no further. . .

23 Hall Drive
Chilwell, Nottingham NG9 5BX

An extended and beautifully presented three bedroom bay fronted semi-detached house with off road parking.

£280,000

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An extended and beautifully presented three bedroom bay fronted semi-detached house with off road parking.

Situated in a much sought after area this property is conveniently placed for a range of local shops and amenities including schools, Beeston town centre and local bus routes this property will be sure to appeal to a variety of potential purchasers including first time buyers and families.

In brief the internal accommodation comprises: Entrance hall, lounge, WC and an open plan extended kitchen/diner to the ground floor with two double bedrooms, further single bedroom and family bathroom to the first floor.

Outside the property benefits from a shared driveway, a further gravelled driveway with gated side access to the rear garden where you find a stone tiled patio area wit a generous lawn beyond, further stone patio tiled patio perfect for barbecues and entertaining and final patio area to the rear with a large and useful storage shed, a log store and summer house with French doors, flanking windows and power, mature trees and fenced boundaries.

With the benefit of a light and contemporary interior, an open plan kitchen/diner, double glazing and gas central heating throughout this stunning property is considered a fantastic opportunity and an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hall
With a composite front door, high quality laminate floor, under stairs storage cupboard, UPVC double glazed window to the side, stairs to the first floor, radiator and doors to the lounge, kitchen/living/diner and WC.

WC
With a low flush WC, wall mounted wash hand basin, tiled splashbacks and UPVC double glazed window to the side.

Lounge
12'7" (into bay) reducing to 10'5" x 11'11" (3.84 (into bay) reducing to 3.19 x 3.65)
With a brand new carpet, log burner with wooden mantle, UPVC double glazed bay window to the front and radiator.

Kitchen/Living/Diner
18'1" x 15'11" (maximum overall measurements) (5.53 x 4.86 (maximum overall measurements))
With high quality laminate flooring throughout, log burner with exposed brick surround, two useful storage cupboards in the alcoves either side, vertical radiator and an opening to the sitting area and kitchen.
The extended kitchen area benefits from a range of modern wall, base and drawer units in white, integrated electric oven with gas hob and extractor fan over, one and a half bowl sink with drainer, washing machine, dishwasher, space for fridge freezer, tiled splashbacks, spotlights, Velux window, UPVC double glazed window to the rear and opening to the extended sitting area with UPVC double glazed windows to the side and UPVC double glazed French doors with flanking windows to the rear patio.

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

Bedroom One
11'8" x 10'10" (3.57 x 3.31)
With fitted wardrobe, built in desk, UPVC double glazed window to the rear and radiator.

Bedroom Two
10'11" x 10'6" (3.35 x 3.21)
With UPVC double glazed window to the front and radiator.

Bedroom Three
10'1" reducing to 6'11" x 7'2" reducing to 3'8" (3.08 reducing to 2.12 x 2.2 reducing to 1.14)
With a bespoke fitted mid sleeper cabin bed, fitted wardrobe, UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a contemporary three piece suite comprising panelled bath with shower over, WC, wash hand basin inset to vanity unit, tiled floor and splashbacks, spotlights, heated towel rail and UPVC double glazed window to the rear.

Outside
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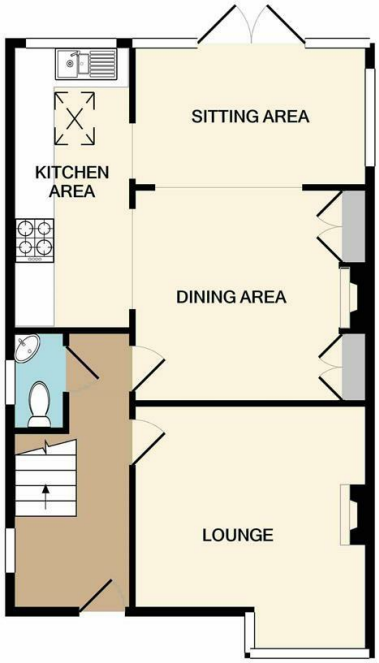

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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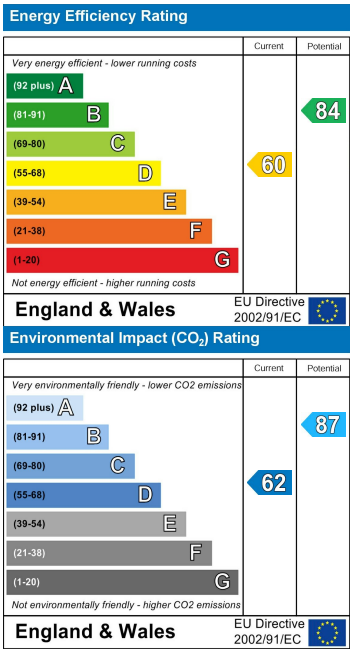

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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