



Johnson Way  
Chilwell, Nottingham NG9 6RJ

**£310,000 Freehold**

AN EARLY 2000 CONSTRUCTED THREE  
BEDROOM EXTENDED SEMI DETACHED  
HOUSE POSITIONED ON A CORNER PLOT.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS RELATIVELY MODERN (EARLY 2000 CONSTRUCTED) THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, breakfast kitchen, WC, bay fronted living room and conservatory. The first floor landing provides access to three bedrooms with the principal bedroom benefitting from en-suite facilities, as well as an additional family bathroom.

The property also benefits from gas central heating, double glazing, off-street, enclosed garden space and garage with power and lighting.

The property is located in this popular and established residential location within close proximity of excellent nearby schooling for all ages in Stapleford, Long Eaton and Chilwell. There is also easy access to nearby conveniences and day to day facilities such as Tesco, and for those needing to commute, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus situated at Bardills roundabout and local bus services are all nearby.

We believe the property will make an ideal first time buy or family home and we highly recommend an internal viewing.



## ENTRANCE HALL

13'10" x 8'11" (4.22m x 2.72m)

Panel and double glazed front entrance door, turning staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard. Doors to the living room, kitchen and WC. Alarm control panel.

## KITCHEN

15'5" x 13'2" (4.70 x 4.02)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashback. Fitted four ring gas hob with extractor over and oven beneath, space for fridge/freezer, washing machine and dishwasher, matching breakfast bar with space for four/five bar stools, tiled floor, two radiators, dual aspect double glazed windows offering a bright and airy feel to both the front and rear (with fitted blinds). Boiler cupboard housing the gas fired boiler.

## WC

6'4" x 3'5" (1.94 x 1.05)

White two piece suite comprising push flush WC and wash hand basin with tiled splashback. Double glazed window to the rear (with fitted roller blind), radiator, wall mounted bathroom cabinet.

## BAY FRONTED LIVING ROOM

18'7" x 10'1" (5.67 x 3.08)

Double glazed bay window to the front (with fitted blinds), two radiators, media points, double glazed French doors opening out to the conservatory (with fitted blinds).

## CONSERVATORY

9'6" x 9'5" (2.91 x 2.88)

Brick and double glazed construction (with fitted blinds), pitched sloping roof, radiator, decorative exposed brickwork, wall light point, double glazed French doors opening out to the rear garden.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, radiator, Georgian-style double glazed window to the front, doors to all bedrooms and bathroom, loft access point to a partially boarded and insulated loft space.

## BEDROOM ONE

10'2" x 9'10" (3.12 x 3.01)

Georgian-style double glazed window, radiator, door to ensuite.

## EN-SUITE SHOWER ROOM

7'2" x 3'9" (2.20 x 1.16)

Three piece suite comprising tiled shower cubicle with mains shower, push flush WC and wash hand basin. Double glazed window to the side, tiling to the walls, radiator, extractor fan.

## BEDROOM TWO

12'9" x 7'8" (3.90 x 2.35)

Double glazed window, radiator.

## BEDROOM THREE

12'2" x 7'3" (3.73 x 2.22)

Georgian-style double glazed window, radiator. Airing cupboard housing the water cylinder and providing useful storage space.

## FAMILY BATHROOM

6'4" x 6'1" (1.95 x 1.86)

Three piece suite comprising panel bath, mixer tap and handheld shower attachment, push flush WC and wash hand basin with mixer tap. Tiling to the walls, double glazed window to the side (with fitted roller blind), shaver point, extractor fan.

## OUTSIDE

To the front of the property, there is an easy to maintain decorative plum slate chipped front garden with pathway to the front entrance door. Driveway access then leads down the right hand side of the property providing a tarmac driveway for off-street parking which in turn leads to the garage and gated pedestrian access into the rear garden. There is an additional parking area to the front with decorative plum slate chippings.

## TO THE REAR

The rear garden is enclosed and designed for straightforward maintenance with paved patio seating area, decorative gravel stone chippings, planted flowerbeds and borders housing a variety of bushes and shrubbery. Outside water tap.

## GARAGE

Up and over door to the front, pitched and tiled roof with power and lighting points.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 <sub>2</sub> ) Rating			
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			
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.