



Kirkbride Court, Chilwell, Nottingham, NG9 5NG

Guide Price £250,000-£260,000 Freehold


MARTIN&CO

Kirkbride Court, Chilwell

3 Bedrooms, 1 Bathroom

Guide Price £250,000-£260,000

- Three/Four Bedroom Mid Terrace
- Extended & Renovated Throughout
- Stunning Open Plan Kitchen/Diner
- Landscaped, South Facing Rear Garden
- Residents Parking
- Separate Utility Room
- Study/Fourth Bedroom To Ground Floor
- Close To NET Tram Network

GUIDE PRICE £250,000-£260,000. Extended and renovated throughout, this deceptively spacious three/four bedroom mid-terrace property offers an immaculate finish and early viewing is strongly recommended. The accommodation comprises of an entrance hall, spacious living room, stunning open plan kitchen/diner with vaulted ceiling, separate utility, w.c. and a fourth bedroom/study to the ground floor. To the first floor are three well proportioned

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



bedrooms and a refitted shower room. Externally, the property has a landscaped, south facing rear garden and there is a residents car park providing off road parking. The property is also excellently positioned with an array of local amenities, schools and the NET Tram Network.

HALLWAY 14' 2" x 5' 10" (4.32m x 1.78m) Accessed via an external uPVC door with opaque window, tiled flooring, vertical column radiator, stairs rising to the first floor, under stairs storage cupboard and fitted ceiling spotlights.

LIVING ROOM 17' 6" x 10' 3" (5.33m x 3.12m) With a fitted carpet, uPVC double glazed window to the front elevation, vertical column radiator and ceiling fan and light.

KITCHEN/DINER 25' 3" x 11' 1" (7.7m x 3.38m) The stunning open plan room is the real heart of the home with a high quality finish throughout the fitted kitchen has a range of high and low level units with a worktop

over incorporating a sink and drainer and upstand, integrated NEFF electric twin oven, inset NEFF hob with extractor hood over and stainless steel splashback, integrated fridge/freezer, integrated AEG dishwasher, tiled flooring, uPVC double glazed window to the rear elevation. The dining area has continued tiled flooring, uPVC double glazed French Doors and windows to the rear elevation, vertical column radiator, vaulted ceiling with three skylights and fitted ceiling spotlights.

UTILITY ROOM 6' 7" x 6' 1" (2.01m x 1.85m) With a rolled edge worktop with splash back tiling, washing machine plumbing and dryer point, tiled flooring and ceiling light.

W.C. 4' 3" x 2' 7" (1.3m x 0.79m) With a low flush w.c., tiled flooring, part wall tiling and fitted ceiling spotlights.

STUDY/BEDROOM FOUR 11' 2" x 8' 11" (3.4m x 2.72m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling

light.

LANDING 9' 1" x 2' 9" (2.77m x 0.84m) With fitted carpet, airing cupboard and fitted ceiling spotlights.

MASTER BEDROOM 13' 5" x 10' 8" (4.09m x 3.25m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, loft hatch and ceiling light and fan.

BEDROOM TWO 12' 2" x 9' 4" (3.71m x 2.84m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 10' 7" x 7' 1" (3.23m x 2.16m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

SHOWER ROOM 6' x 5' 7" (1.83m x 1.7m) Comprising of a corner shower enclosure with a mains fed mixer bar shower, pedestal wash hand basin, full floor and wall tiling, opaque uPVC double glazed window to the



rear elevation, chrome heated towel rail and fitted ceiling spotlights.

EXTERNAL The property enjoys an enclosed, landscaped south facing rear garden, which is laid to lawn, has a paved patio area, raised planting beds, fenced boundary and secure gate access. To the front is as low maintenance gravelled garden with fenced boundary. There is a residents car park to the rear of the property providing off road parking.







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