



Offers Over £300,000 Freehold

3 CHADBURN ROAD | LINBY | NOTTINGHAM | NG15 8JT

BuckleyBrown
ESTATE AGENTS

SIMPLY A MUST-SEE!!!...Positioned within the highly regarded village of Linby, this stylish three-storey semi-detached home on Chadburn Road offers well-designed accommodation perfectly suited to modern family life, with local amenities, schooling and scenic countryside walks all within easy reach.

A welcoming entrance hallway leads to a convenient ground floor WC before opening into the heart of the home. The bright and spacious living room enjoys patio doors that extend the living space into the rear garden, creating an ideal setting for both everyday living and entertaining. This flows seamlessly into the contemporary open-plan kitchen diner, fitted with modern cabinetry, integrated appliances and generous dining space, making it a sociable and functional area.

The first floor provides three well-proportioned bedrooms, one benefitting from fitted wardrobes, all served by a modern family bathroom finished in a clean, neutral style.

The entire second floor is dedicated to an impressive principal bedroom suite, offering built-in wardrobes, useful storage and a private en-suite, creating a peaceful and private retreat away from the main living areas.

Externally, the property benefits from a driveway providing off-street parking for three vehicles, a garage offering secure parking or storage, and a well-maintained rear garden featuring a patio seating area and lawn, ideal for relaxing and outdoor dining.

An excellent opportunity to acquire a contemporary home in a sought-after village setting.





Entrance Hall

Giving access to;

WC

Having a window to front elevation, low flush wc and hand wash basin.

Living Room

Having patio doors leading to the rear garden, window to rear aspect, laminate flooring and central heating radiator. This property has a lovely open plan layout and opens to the dining kitchen.

Kitchen Diner

The kitchen is complete with a range of wall and base units with complimentary work surface over, integrated sink with mixer tap and splash back. The kitchen boasts integrated appliances including an oven, with

hob and extractor above, dishwasher and fridge freezer. There is a central heating radiator, window to front elevation and laminate flooring. There is also ample space for dining furniture.

First Floor Accomodation

Giving Access too;

Bedroom Two

Having widow to front elevation, laminate flooring, central heating radiator and benefits from fitted wardrobes.

Bedroom Three

Complete with carpet flooring, window to rear elevation and central heating radiator.

Bedroom Four

Complete with central heating radiator, window to rear elevation and carpet flooring.



Bathroom

Complete with a three piece suite comprising of panelled bath with shower over and shower screen, vanity hand wash basin and low flush WC. There is a window to rear elevation, extractor fan and heated towel rail.

Second Floor

Giving access to;

Bedroom One

Boasting build in wardrobes, window to front elevation, over stairs storage, laminate flooring and central heating radiator. There is also access to its very own en-suite facilities.

En Suite

Complete with a three piece suite comprising

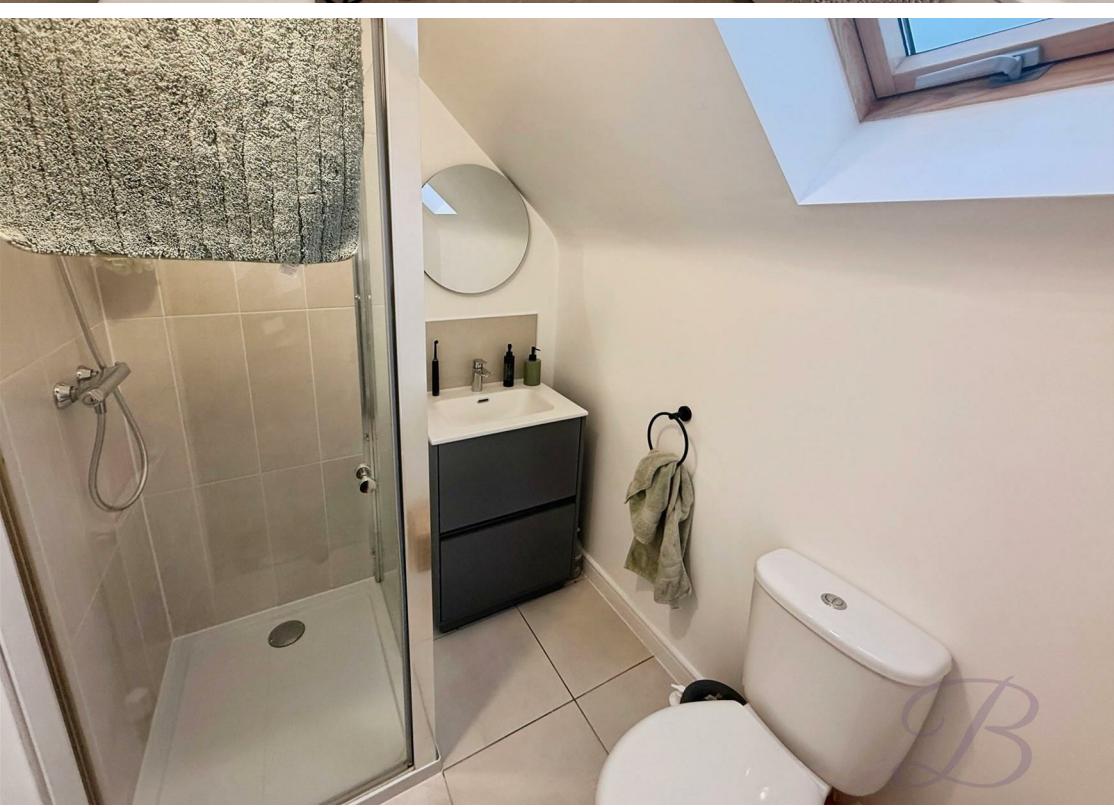
of a shower cubicle, vanity hand wash basin and low flush WC.

Outside

To the front of the property there is a drive providing off street parking for three cars. To the rear there is a dedicated patio seating area and a well maintained lawn.

Garage

Providing secure parking or additional storage and boast both light and power.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-80) B	85	
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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