



Chadburn Road
Linby Nottingham





Property Description

MUST BE VIEWED! Only Built in 2018 this 3 bedroom detached family home is still under the NHBC warranty. The property consists of entrance hallway with spacious lounge, kitchen diner, utility and downstairs WC. On the first floor there is 3 good sized bedrooms, a family bathroom, the master has an en-suite.

To the exterior the property offers a tandem driveway, a fore garden with fence and hedge boundaries a fully enclosed rear garden of mainly laid lawn with side access gate.

Entrance Hallway

Accessed via composite door leading into the hallway where there is tiled flooring, stairs off to the flooring and door off to:-

Lounge

9' 6" x 16' 11" (2.90m x 5.16m)
Having a radiator, double glazed window to the front elevation and two windows to the side elevation.

Kitchen

16' 10" x 9' (5.13m x 2.74m)
Having wall and base units with work surfaces over, integrated fridge freezer, integrated electric oven, gas hob with extractor hood, integrated dishwasher, inset sink, double glazed windows to the rear and side elevation, double glazed French doors leading out to the garden, wood effect tiled flooring, combi boiler and door off to the utility.

Utility Room

6' 6" x 4' 11" (1.98m x 1.50m)
Having a radiator, understairs storage cupboard, wall and base units with work surfaces over and plumbing for a washing machine.

Downstairs W.C

5' 7" x 3' 2" (1.70m x 0.97m)
Having a low level W.C, pedestal wash hand basin, a radiator and tiled flooring.

First Floor Landing

Having a radiator and doors off to the bedrooms and bathroom.

Bedroom One

9' 10" x 10' 4" Plus recess (3.00m x 3.15m Plus recess)
Having double glazed windows to the front and side elevation, a radiator and door to the en suite.

En Suite

Having a radiator, tiled flooring, double glazed obscured window to the front elevation, low level W.C, wash hand basin and shower cubicle.

Bedroom Two

8' 11" Plus recess x 9' 5" (2.72m Plus recess x 2.87m)
Having over stairs storage, double glazed window to the front elevation, a radiator and loft access.

Bedroom Three

8' 11" x 6' 9" (2.72m x 2.06m)
Having double glazed window to the side elevation and a radiator.

Family Bathroom

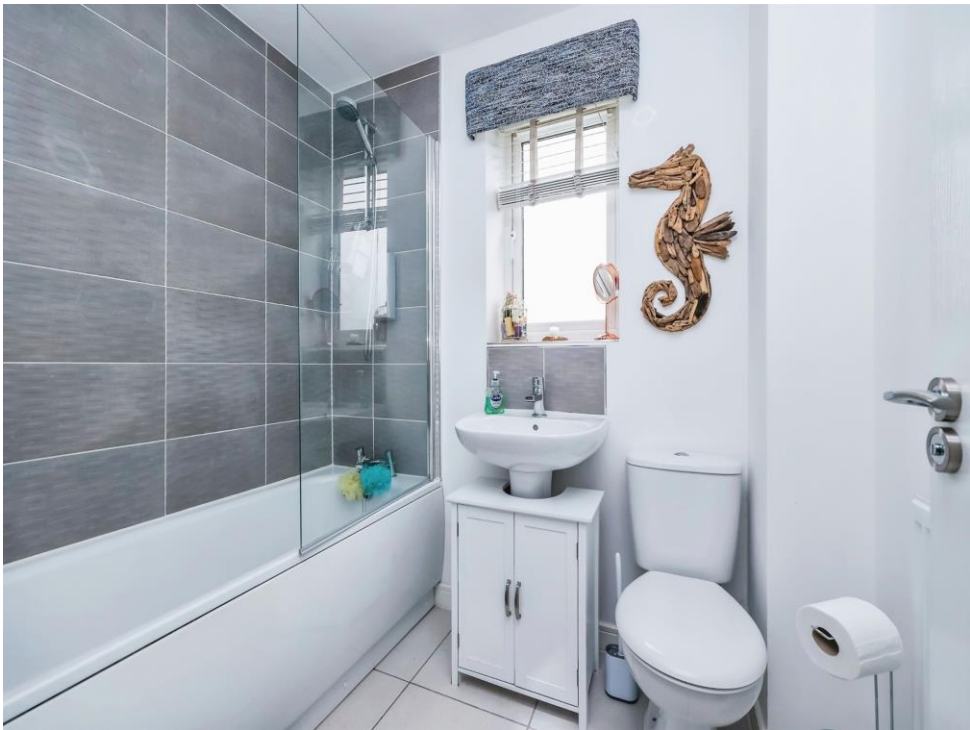
Having a pedestal wash hand basin, low level W.C, double glazed obscured window to front elevation, bath with shower over, tiled flooring and a radiator.

Outside

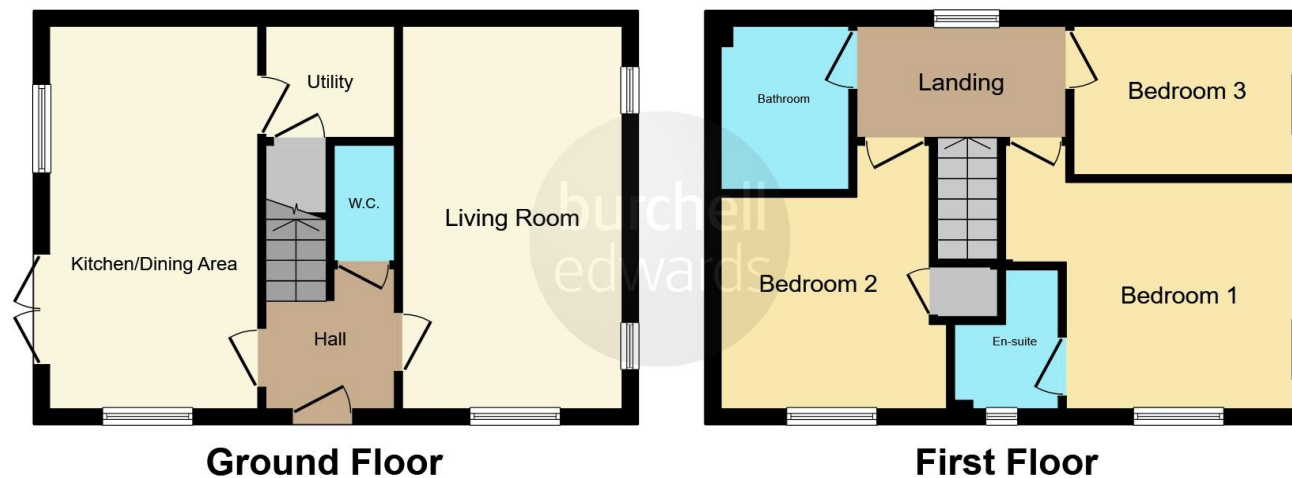
To the rear the garden has a side access gate, an outside tap, paved patio area and a lawn section.

To the front is a tarmacked driveway providing off road parking for multiple cars.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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