



Chadburn Road  
Linby NOTTINGHAM







## Property Description

Ideal property for a growing family, this beautiful presented Four Bedroom Semi-Detached property has been lovingly enhanced by the current owners. Within walking distance of local amenities, excellent transportation links and good schools this property is ready to move straight into.

The property comprises of Entrance Hallway, Kitchen Diner, Lounge and downstairs WC. To the first floor are three good sized Bedrooms and family Bathroom. On the second floor there is the spacious Master with En-Suite. To the exterior of the property there is a Garage, and a Drive for multiple cars and the beautiful low maintenance Rear Garden.

Call now to book a viewing!

## Ground Floor

### Entrance Hall

Accessed via a composite door to the front with a radiator.

### Kitchen Diner

13' 8" x 9' 2" ( 4.17m x 2.79m )

A fitted kitchen with matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is a built-in electric oven, gas hob with a glass splash back and extractor hood over, built-in washer dryer, built in fridge freezer and a built in dishwasher. There are spotlights to the ceiling and a double glazed window to the front.

### Lounge

16' 1" x 11' 1" ( 4.90m x 3.38m )

With a double glazed window to the rear, two radiators, under stair storage and double glazed French doors to the rear leading out into the garden.

### Cloakroom

With a double glazed obscure window to the front and fitted with a low level W/C, pedestal wash hand basin and a radiator.

## First Floor

### Landing

With access to the three bedrooms and family bathroom as well a cupboard housing the water tank and having shelves for storage.

### Bedroom Two

10' 6" x 9' 6" ( 3.20m x 2.90m )

With a double glazed window to the rear, radiator and two wardrobes.

### Bedroom Three

12' 2" x 9' 3" ( 3.71m x 2.82m )

With a double glazed window to the rear and a radiator.

### Bedroom Four

9' 2" x 6' 2" ( 2.79m x 1.88m )

With a double glazed window to the rear and a radiator.

## Family Bathroom

Fitted with a bath with a mains fed shower over, low level W/C, pedestal sink and a double glazed obscure window.

## Second Floor

### Master Bedroom

15' 8" Plus recess into wardrobe x 12' 6" ( 4.78m Plus recess into wardrobe x 3.81m )

With a double glazed window to the front, two radiators, built-in wardrobe and door to the en-suite.

### En-Suite

Fitted with a chrome heated towel rail, mains fed shower, pedestal sink, low level W/C and a Velux window to the rear.

## Outside

## Front

To the front you will find a tarmac driveway providing off road parking for multiple vehicles. There is also access to the garage which has up and over doors and has power and lighting.

## Rear

To the rear you will find a fully enclosed rear garden offering a porcelain tiled patio seating area, artificial lawned area, outside water tap and a gate to the side.

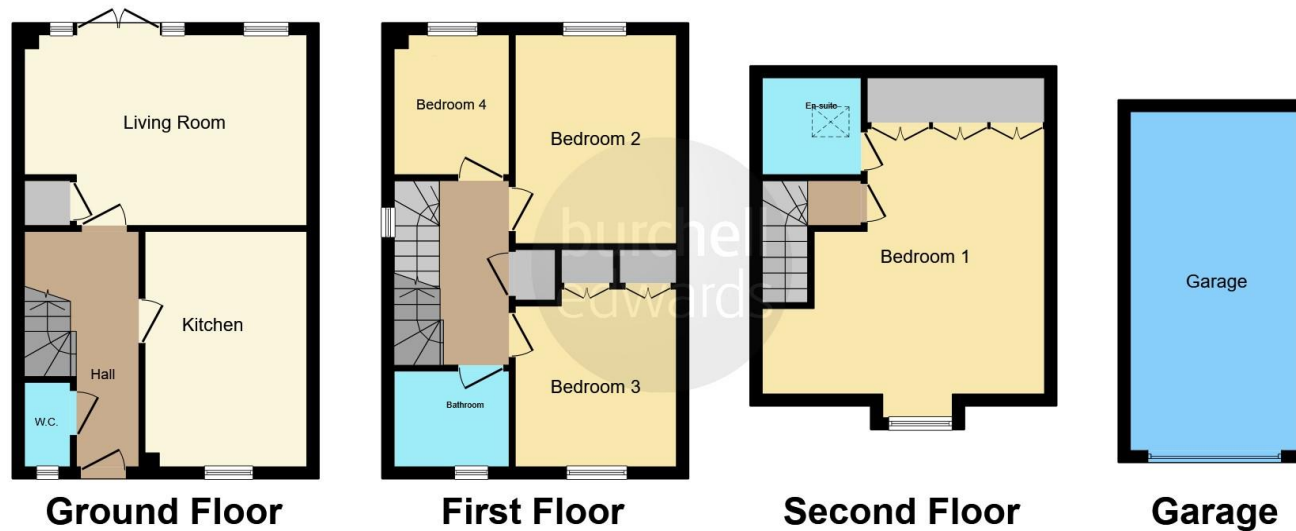












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 Band: C

Tenure: Freehold

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