



**220 Chilwell Lane, Bramcote**  
Nottingham

Offers Over **£580,000**

# 220 Chilwell Lane

Bramcote, Nottingham

Attention Families! Discover your dream residence on Chilwell Lane. This detached haven, constructed in 2010, boasts five bedrooms, a modern kitchen and a spacious living room/diner. It is a perfect blend of luxury and practicality and is ideally suited for growing families. NO CHAIN  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO CHAIN
- Master ensuite with dressing room
- Modern kitchen with integrated appliances
- Large open-plan living room/diner with double French doors
- Private garden with astroturf
- Parking for two to three cars
- Ultra-Fast Fibre Internet
- Potential for garage to home office conversion
- Gas Combi Boiler & Mega Flow tank for constant hot water





**Ground Floor**

**First Floor**

Gross Internal Floor Area : 178.11 m2 ... 1917 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





### **Kitchen**

9' 4" x 14' 0" (2.85m x 4.27m)

The modern kitchen, complemented by an adjacent utility room, offers a practical and stylish space for daily living.

### **Utility Room**

4' 9" x 6' 4" (1.46m x 1.94m)

Located just to the side of the kitchen, the utility room houses the gas boiler (fitted in 2022), which feeds a mega-flow tank, ensuring constant hot water and the ability to capitalise on economical energy tariffs. The space also benefits from additional kitchen worktop space, storage and a place for a washing machine.

### **Study / Snug / Dining Room**

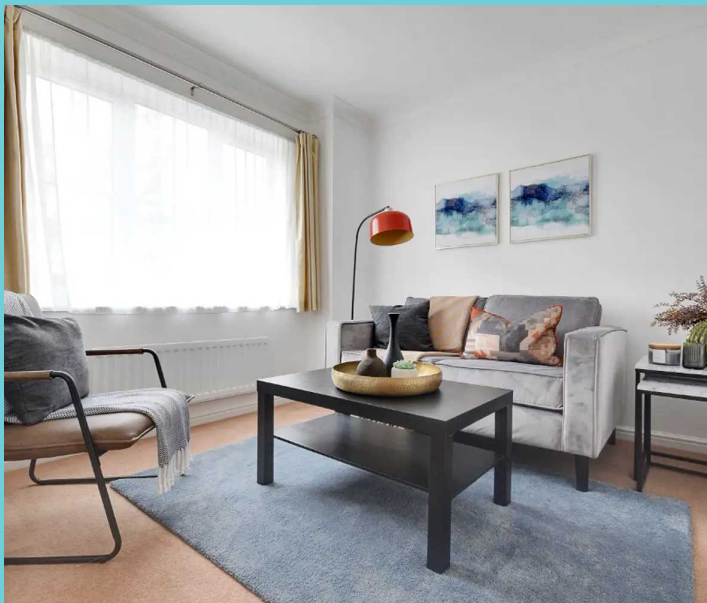
9' 5" x 9' 3" (2.86m x 2.83m)

An extremely versatile room to the front of the property and away from the hustle and bustle of family life, which would work well with several arrangements. The space is ideal for parents who are working from home, with plenty of room for desks and storage units. Alternatively, this works well as a snug, providing a sanctuary from busy family living. Or, for those who enjoy a separate dining area, this well-sized room would easily accommodate a good-sized dining table and dresser.

### **Living Room**

18' 6" x 12' 2" (5.65m x 3.70m)

Stepping in from the ground floor entrance hall is this large living room benefitting from UPVC double-glazed patio doors to the rear and a large UPVC double-glazed window to the front. The room is large enough to be used as a lounge/diner offering yet further versatility in this home. The garden is accessed through the patio doors which flood the room with natural light.





### Master Bedroom

13' 8" x 12' 8" (4.16m x 3.85m)

The luxurious master bedroom features an ensuite bathroom and an adjoining dressing room, providing a private retreat.

### Master Dressing Room

5' 11" x 6' 4" (1.81m x 1.92m)

The master bedroom boasts a dressing room complete with built-in wardrobes.

### Master Ensuite

7' 4" x 5' 6" (2.24m x 1.68m)

En-suite to the master bedroom featuring a walk-in shower, toilet and sink.

### Bedroom 2

9' 1" x 12' 4" (2.76m x 3.75m)

Double bedroom with UPVC windows looking over the garden.

### Bedroom 3

8' 6" x 10' 5" (2.60m x 3.18m)

At the rear of the property this bedroom overlooks the garden and is across the hall from the family bathroom.

### Bedroom 4

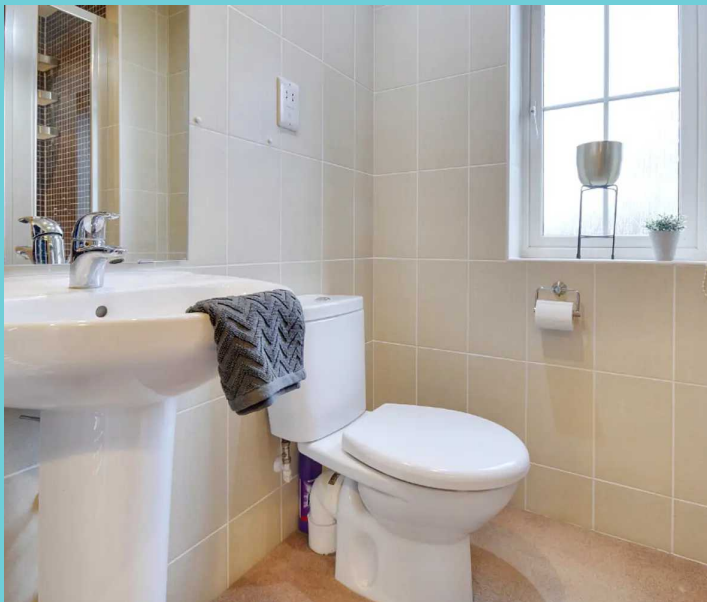
9' 1" x 8' 10" (2.77m x 2.70m)

Good sized double room to the front of the property.

### Bedroom 5

9' 6" x 8' 5" (2.89m x 2.57m)

Another double, or generous single at the top of the stairs and adjacent to the family bathroom.





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