



Chilwell Lane,
Bramcote, Nottingham
NG9 3DU

£550,000 Freehold



A versatile and generous four bedroom modern detached house with a stylish and contemporary interior.

This excellent house with the benefit of a conservatory to the rear has been well maintained and upgraded by the current vendor and now offers ready to move into accommodation that would suit a variety of potential purchaser but is considered ideal for a family looking for larger accommodation.

In brief the bright and appealing interior comprises; entrance porch, hallway, downstairs WC, dining room, kitchen, utility, lounge, study and conservatory, rising to the first floor, two good sized En-suite bedrooms, two further double bedrooms and bathroom.

Outside the property has been landscaped both front and rear with maintenance in mind with synthetic grass and a large area of composite decking with inset lighting to the rear garden, ideal for entertaining and relaxing, the property also benefits from a drive providing car standing for three cars with the garage beyond.

Occupying an established and sought after residential location, well placed for excellent transport links, local schools, shops and a range of other useful facilities this great property is well worthy of viewing.



Composite door leads to porch.

Porch

UPVC double glazed windows, tiled flooring, second double glazed door leads to entrance hallway.

Entrance Hallway

Stairs leading to first floor, radiator and useful under stair cupboard.

Downstairs WC

Fitted with a low level WC, pedestal wash hand basin with tiled splashback, extractor fan and radiator.

Dining Room

12'10" x 9'4" (3.92m x 2.87m)

UPVC double glazed window to the front and radiator.

Kitchen

15'5" x 13'7" (plus door recess) (4.72m x 4.16m (plus door recess))

Fitted with an extensive range of wall and base units, work surfacing with tiled splashback, inset gas hob with extractor fan above, inset one and half bowl sink and drainer unit with mixer flexi tap, integrated dishwasher, inset double oven and grill, UPVC double glazed window, patio doors to the rear garden, tiled flooring, two radiators and inset ceiling spot lights.

Utility

7'8" x 5'2" (2.36m x 1.58)

Fitted with wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, plumbing for washing machine, space for a tumble dryer, concealed Potterton boiler, extractor, tiled flooring, radiator and double glazed door to the exterior.

Lounge

16'3" x 12'4" (4.96m x 3.78)

UPVC double glazed patio doors leading to the conservatory, two radiators and a wall mounted contemporary electric fire.

Conservatory

UPVC double glazed sliding patio doors, UPVC double glazed windows and under floor heating.

Study

8'4" x 6'9" (2.56m x 2.08m)

UPVC double glazed window to the front, radiator, fitted shelving and desk.

First Floor Landing

Airing cupboard with hot water cylinder and slatted shelves above, loft hatch with ladder and fully boarded loft providing ample useful storage space.

Bedroom One

14'9" x 10'7" (4.52m x 3.24m)

UPVC double glazed window to the front, radiator, fitted wardrobe, dressing table and side tables.

En-suite

8'5" x 5'8" (2.57m x 1.75m)

Fitted with a low level WC, pedestal wash hand basin with shaver point,

shower cubicle with mains control shower over, fully tiled walls, wall mounted heated towel rail, extractor fan and obscured UPVC double glazed window to the rear.

Bedroom Two

11'11" x 11'1" (3.65m x 3.40m)

UPVC double glazed window to the rear, radiator and fitted wardrobes.

En-suite

8'4" x 3'10" (2.55m x 1.19m)

Fitted with a low level WC, pedestal wash hand basin with shaver point, shower cubicle with mains control shower over, fully tiled walls, wall mounted heated towel rail, extractor fan, inset ceiling spot lights and obscured UPVC double glazed window to the rear.

Bedroom Three

12'1" x 8'5" (3.70m x 2.58)

UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom Four

15'5" x 9'3" (4.71m x 2.83m)

UPVC double glazed window to the front, fitted wardrobes and radiator.

Family Bathroom

8'6" x 7'8" (2.60m x 2.35m)

Fitted with a pedestal wash hand basin, low level WC, bath with shower hand set, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel, inset ceiling spot lights, extractor fan and obscured UPVC double glazed window to the rear.

Outside

To the front, the property has a drive providing car standing with detached garage beyond, hedge boundary and a landscaped low maintenance garden with synthetic grass and a path leading to the front door. Gated access leads to the enclosed rear garden which again has been landscaped with synthetic grass, raised borders and an area of composite decking with inset lighting.

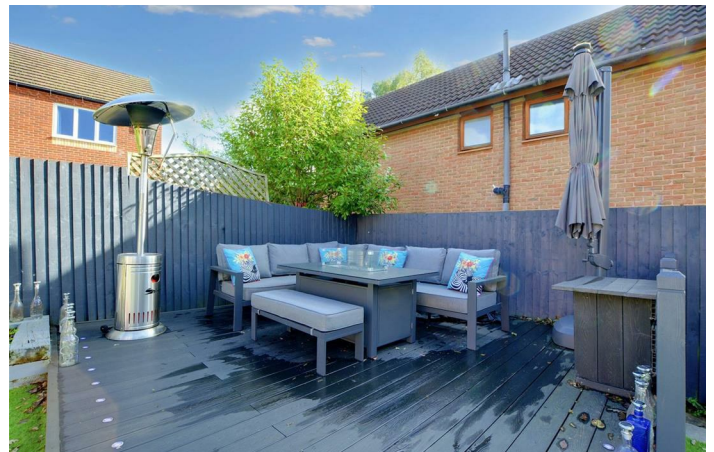
Garage

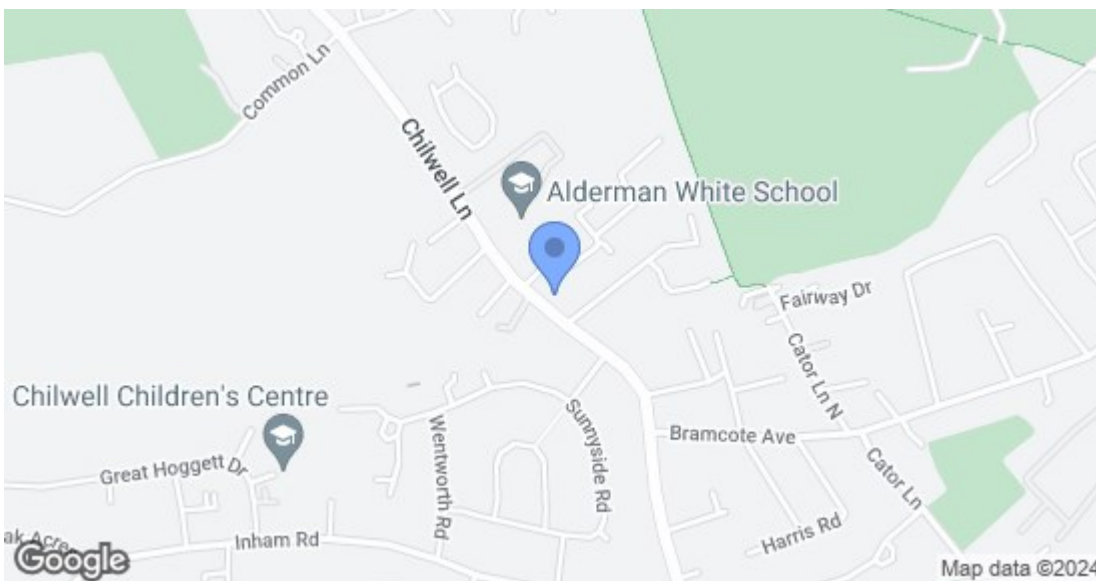
17'11" x 8'3" (5.47m x 2.52m)

Electric up and over door to the front, pedestrian door to the side, light and power.

Council Tax Band

Broxtowe Borough Council Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.