



High Road,
Chilwell,
NG9 4AT

£455,000 Freehold



An extended and immaculately presented five bedroom detached property in a sought after location.

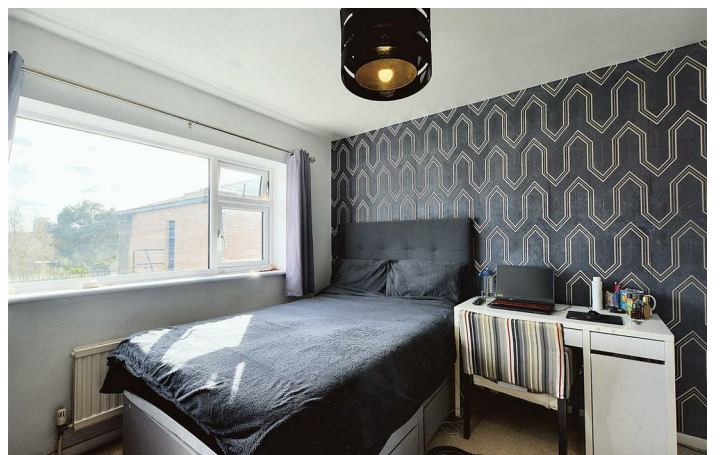
This delightful property, has been wonderfully renovated and well maintained by the current vendors creating a fantastic family home, ideal for a large variety of buyers including growing families.

Situated in this convenient residential location, readily accessible to a large variety of local amenities included supermarkets, restaurants, local coffee shops, schools and healthcare facilities. There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief the property comprises; entrance porch, entrance hall, open plan living dining room and kitchen to the ground floor then rising to the first floor there are five bedrooms and the family bathroom.

Outside to the front of the property a driveway provides ample off road car parking with the garage beyond. To the rear of the property there is a private and enclosed rear garden.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, this wonderful property is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed entrance door, tiled flooring and secondary door through to the entrance hall.

Entrance Hall

Tiled Flooring, stairs rising to the first floor, useful under stair storage and radiator.

Living Dining Room

23'2" x 11'7" (7.08m x 3.55m)

Carpeted room, with two radiators and UPVC double glazed bay window to the front aspect and UPVC double glazed sliding door to the rear garden.

Kitchen

14'6" reducing to 8'1" x 17'8" (4.43m reducing to 2.47m x 5.40m)

Wall, base and draw units with worksurface over inset one and half bowl sink with drainer and tiled splashbacks. Integrated appliances to include six ring gas hob and electric over with extractor fan above, Dishwasher and fridge freezer. Space and fittings for freestanding washing machine. UPVC door and window to the rear garden. Access to the integral garage.

First Floor Landing

Stairs rising from the ground floor and loft access.

Bedroom One

11'7" 11'0" (3.54m 3.37m)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two

10'9" x 7'8" (3.29m x 2.36m)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

12'9" x 7'8" (3.90m x 2.36m)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bedroom Four

11'1" x 9'1" (3.39m x 2.77m)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Five

7'1" x 6'1" (2.16m x 1.87m)

Carpeted room, with radiator and UPVC double glazed window to the front aspect

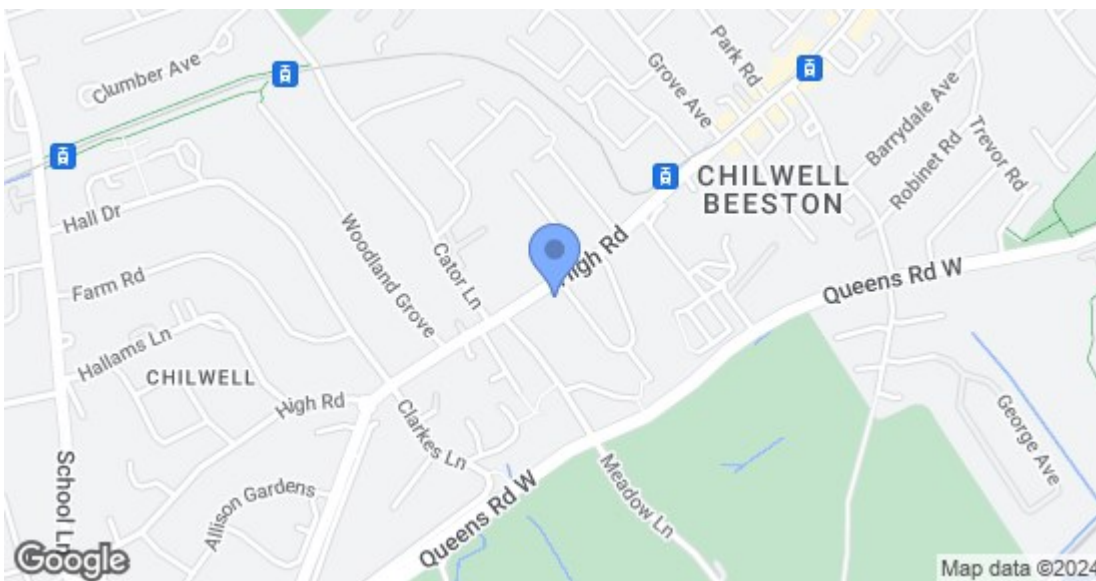
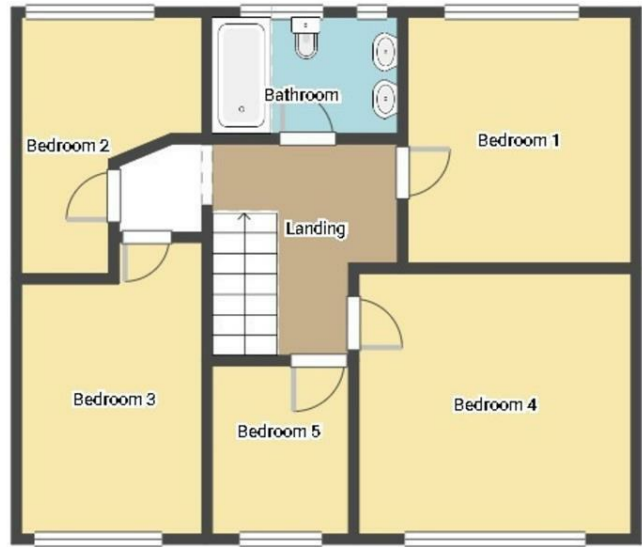
Bathroom

Fitted with a three piece suite comprising; three-piece suite to include jet wash bath with mains powered shower over and glass shower screen, his and hers sink and WC. fully tiled walls and heated towel rails.

Outside

To the front of the property there is a lawned garden with a walled boundary and a paved driveway to the front with ample parking, leading to a spacious integral garage with power. To the rear is a private enclosed garden that is primarily lawned with a pond, mature trees and flowerbed and a decked seating area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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.