

Russell Gardens,  
Chilwell, Nottingham  
NG9 6NY

**£325,000 Freehold**



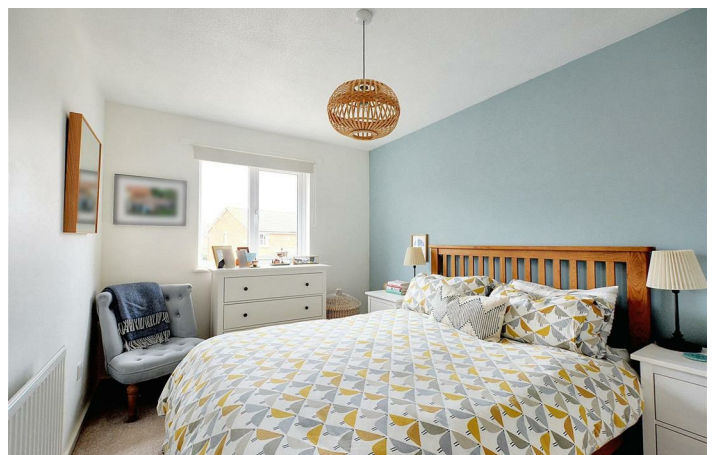
A well presented three bedroom semi-detached house with a garage extension.

Tucked away within the corner of a small and popular cul-de-sac with a generous south facing garden sits this beautifully presented house with a bright and contemporary interior.

In brief the appealing interior comprises; entrance hall, sitting room, dining room, kitchen and garage, rising to the first floor are two double bedrooms, a single bedroom and family bathroom.

Outside the property has a drive to the front providing ample parking with the garage beyond and to the rear the property has well manicured and stocked mature garden with patio and a sunny aspect.

Situated within a desirable estate location convenient for a range of local shops, schools, parks, Attenborough Nature Reserve and excellent transport links, this great property will suit a variety of potential purchaser.



### Entrance Hall

Wooden panelled entrance door, radiator, stairs off to first floor and UPVC double glazed window to the side.

### Sitting Room

13'0" x 12'2" (3.98m x 3.73m )

UPVC double glazed window and radiator.

### Dining Room

10'7" x 7'8" (3.25m x 2.36m )

UPVC double glazed patio doors to the rear garden and radiator.

### Kitchen

10'9" x 7'7" (3.29m x 2.32m )

Fitted with a range of wall, base and drawer units, works surfacing with splashback, single sink and drainer unit with mixer tap, inset gas hob with electric oven below and extractor above, plumbing for a dishwasher, integrated fridge and freezer, wall mounted heated towel rail, UPVC double glazed window, concealed boiler and useful under stair storage cupboard.

### Garage

18'7" x 9'5" (5.68m x 2.88m )

UPVC double glazed window and door to the rear, door to the front, light and power.

### First Floor Landing

UPVC double glazed window , loft hatch and airing cupboard housing the hot water cylinder with shelves above.

### Bedroom One

15'1" x 8'9" (4.60m x 2.67m )

UPVC double glazed window, radiator and fitted wardrobes.

### Bedroom Two

9'3" x 8'9" (2.82m x 2.68m )

UPVC double glazed window and radiator.

### Bedroom Three

9'6" x 6'7" (2.92m x 2.01m )

UPVC double glazed window, radiator and storage cupboard.

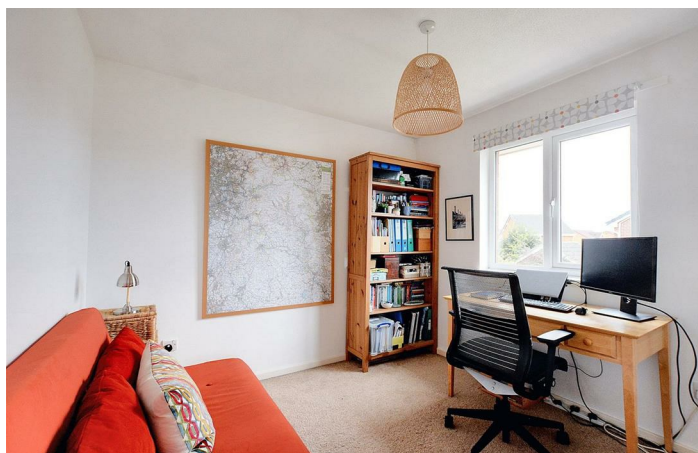
### Bathroom

6'5" x 6'3" (1.97m x 1.91m )

Fitments in white comprising; low level WC, pedestal wash hand basin, bath with Mira shower over, part tiled walls, wall mounted heated towel rail and UPVC double glazed window.

### Outside

To the front the property has a drive providing ample car standing and established shrubs with gated access to the rear. To the rear the property has an enclosed and well maintained garden with patio, outside tap, lawn, raised border, further well stocked beds and borders with mature shrubs and trees. The property also benefits from a south-facing sunny aspect.

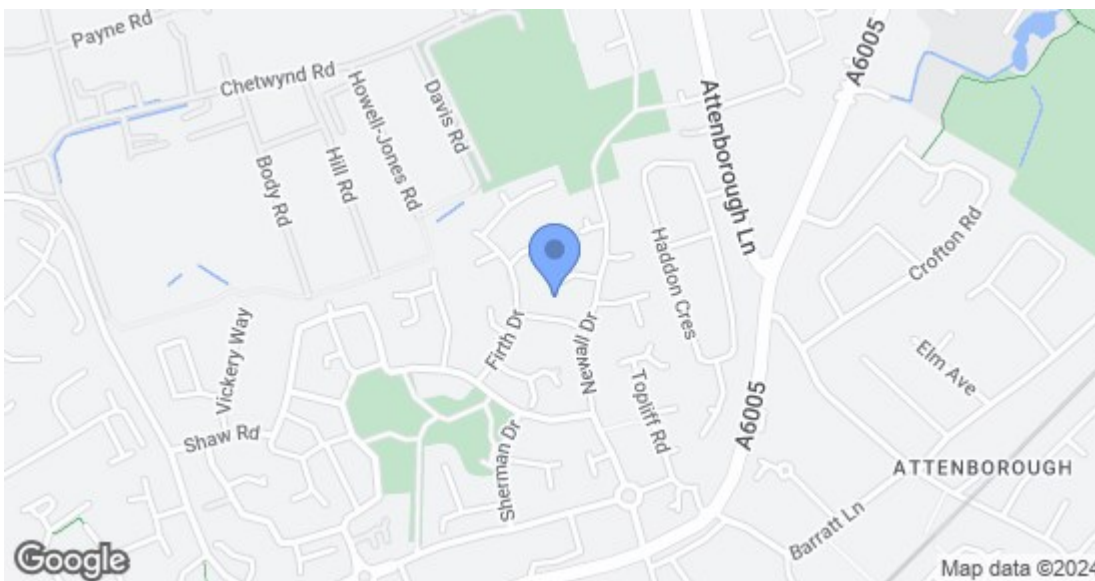
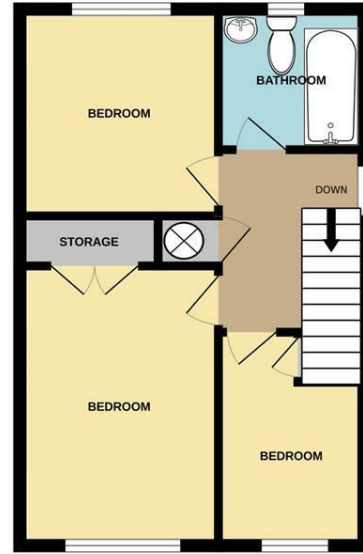




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.