



Mountbatten Way,  
Chilwell, Nottingham  
NG9 6NG

**£575,000 Freehold**





Situated in Chilwell, just a short walk from Attenborough Nature Reserve, you are within close proximity to a wide range of local amenities including shops, schools, restaurants, healthcare facilities, Chilwell Retail Park and excellent transport links.

This stylish property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: a welcoming entrance hall, spacious lounge, recently modernised open plan kitchen diner, sitting room, and downstairs WC. Then rising to the first floor are four double bedrooms, main bedroom with dressing area and en-suite, second bedroom also with en-suite, two further double bedrooms and family bathroom.

The low maintenance front has grey slate tiles with shrubs and iron railings with footpath to the front door. The enclosed rear is primarily lawned with a paved seating area, flower bed surround and gated driveway, leading to a detached double garage.

Having been tastefully modernised throughout by the current homeowners this property is offered to the market with the advantage of gas central heating and UPVC double glazing throughout and is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to the entrance hall, natural limestone floor, radiator and access to a useful under stairs storage cupboard.

### Lounge

24'0" x 11'3" (7.32m x 3.45m)

Internal double doors from the entrance hall lead through to a spacious lounge with oak engineered flooring, two radiators, feature electric fireplace with Adam-style surround, UPVC double glazed bay window to the front aspect and UPVC double glazed French doors out to the rear garden.

### Sitting Room

13'5" x 10'7" (4.09m x 3.23m)

Comfortable second reception room with oak engineered flooring, radiator, UPVC double glazed bay window to the front aspect, and door leading into the open plan kitchen diner.

### Open Plan Kitchen Diner

21'10" x 15'6" (6.67m x 4.73m )

A range of oak painted wall, base and drawer units including a pull out corner unit and full length pull out larder unit, quartz work surfacing and upstands, dresser with plate rack and illuminated displays cupboards, one and half bowl inset sink and drainer unit with mixer tap, integrated double Neff ovens including microwave and plate warmer. Large kitchen island with breakfast bar and inset Neff induction hob with Neff extractor fan with dimmable lights and speed above, fitted wine fridge and USB charging ports. Built in washing machine and tumble dryer, built in double waste bins, natural limestone flooring, radiator and two UPVC double glazed windows, one to the side aspect and one to the rear and UPVC double glazed French doors out to the garden patio.

### Downstairs WC

Fitted with a low flush WC, slim line wash-hand basin inset to vanity unit, part panelled walls, radiator and UPVC double glazed window to the rear aspect.

### First Floor Landing

With carpet flooring, airing cupboard housing the hot water tank, and doors to the four bedrooms and bathroom.

### Main Bedroom Suite

15'1" x 12'5" (4.62m x 3.81m)

UPVC double glazed window to the rear aspect, oak engineered flooring, and radiator.

### Dressing Area

Fitted wardrobes on either side, and door leading through to the en-suite.

### En-Suite

Three-piece suite to include a fully tiled walk in shower, with rain fall

effect shower over and further shower handset, wash-hand basin inset to vanity unit, mirror with touch sensor light above, double mirrored wall cabinet with touch sensor lights and charging socket, low flush WC, part tiled walls, chrome wall mounted heated towel rail, spotlights to ceiling, and UPVC double glazed window to the side aspect.

### Bedroom Two

10'9" x 9'4" (3.28m x 2.87m)

UPVC double glazed window to the front aspect, oak engineered flooring, fitted wardrobes, radiator, and door through to the en-suite.

### En-Suite

Three-piece suite to include fully tiled walk in shower with rain fall effect shower over, and further shower handset, wash-hand basin inset to vanity unit with single mirrored wall cabinet with touch sensor lights and charging socket above, low flush WC, part tiled walls, chrome wall mounted heated towel rail, spotlights to ceiling, and UPVC double glazed window to the front aspect.

### Bedroom Three

11'8" x 10'9" (3.56m x 3.3m)

A double bedroom, with oak engineered flooring, radiator, fitted wardrobe and UPVC double glazed window to the front aspect.

### Bedroom Four

10'0" x 9'8" (3.07m x 2.95m)

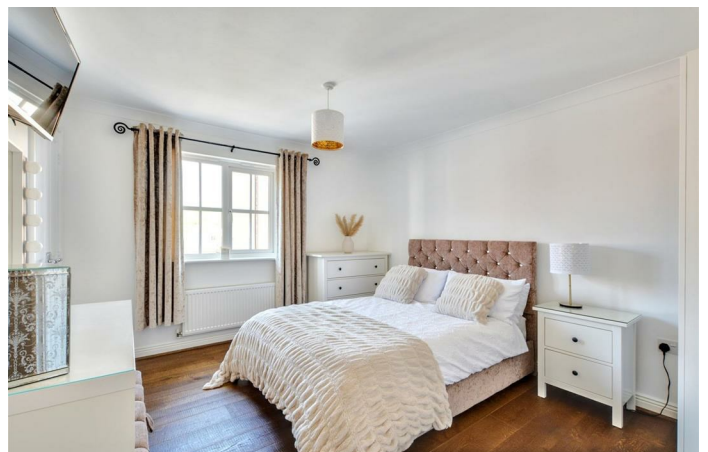
A double bedroom, with oak engineered flooring, radiator, fitted wardrobe and UPVC double glazed window to the rear aspect.

### Bathroom

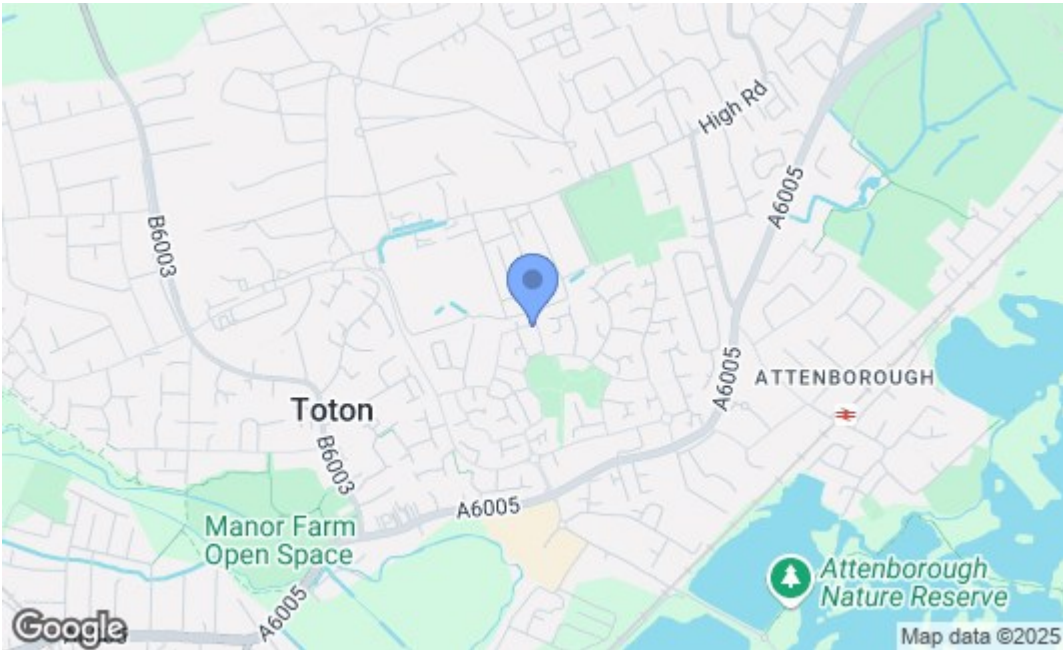
Four-piece suite to include bath with handheld tap shower fittings and alcove shelving above, fully tiled walk in mains controlled shower with rainfall effect shower over and further shower handset, wash-hand basin inset to vanity unit with single mirrored wall cabinet with touch sensor lights and charging socket above, low flush, part tiled walls, chrome wall mounted heated towel rail, spotlights to ceiling, and UPVC double glazed window to the rear aspect.

### Outside

Occupying a corner position with low maintenance grey slate chipping to front, and mature shrubs and tree to the side, wrought iron fence work and gate to front door. The enclosed rear garden is laid mainly to lawn and features a patio area, stocked beds and borders. To the rear of the property is a tarmac double width driveway providing off street parking and solid wood gates opening through to loose stone driveway which in turn leads to semi-detached double garaging with twin up and over doors, light and power.







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 <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		
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.