

# Robert Ellis

*look no further...*



Gatehouse Court,  
Chilwell, Nottingham  
NG9 5DU

**£230,000 Freehold**

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Situated in the sought-after and convenient residential area of Chilwell, Nottingham, this delightful semi-detached house presents an excellent opportunity for first time buyers, young professionals and families. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. With parking available for one vehicle, you will find it easy to come and go as you please, adding to the convenience of this lovely home.

Chilwell is known for its friendly community atmosphere and offers a range of local amenities, including shops, schools, and parks, making it an ideal location for a variety of buyers. The area is well-connected to Nottingham city centre, providing easy access to a wider array of services and entertainment options.

This property is a wonderful blend of comfort and practicality, making it a perfect choice for those seeking a welcoming home in a desirable location. Don't miss the chance to make this charming house your own.



## Porch

UPVC double glazed entrance door, UPVC double glazed window to the front and side, tiled flooring and door to the entrance hall.

## Entrance Hall

With a radiator, stairs to the first floor, large under stairs storage cupboard, and doors to the lounge diner and kitchen.

## Kitchen

9'8" x 7'3" (2.96m x 2.23m )

With a range of wall, base and drawer units, work surfaces, integrated electric oven with gas hob, sink with drainer unit, tiled splashbacks, space for a fridge freezer and washing machine, laminate flooring, UPVC double glazed window to the front.

## Lounge Diner

14'2" x 13'8" (4.33m x 4.17m )

A carpeted reception room with radiator, gas fire, UPVC double glazed window to the rear and side, and UPVC double glazed door to the rear.

## First Floor Landing

UPVC double glazed window to the front, stairs to the second floor, and doors to the bathroom and two bedrooms.

## Bedroom Two

13'8" x 9'8" (4.18m x 2.97m )

A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

## Bedroom Three

7'10" x 7'4" (2.39m x 2.24m )

A carpeted bedroom with UPVC double glazed window to the front, and radiator.

## Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashback, UPVC double glazed window to the side, radiator, and a airing cupboard housing the hot water cylinder.

## Second Floor Landing

With a useful storage cupboard and door to the first bedroom.

## Bedroom One

16'3" x 10'5" (4.96m x 3.18m )

A carpeted double bedroom with UPVC double glazed window to the rear, radiator, and useful eaves storage cupboard.

## Outside

To the front of the property you will find a gated entrance into the complex, where you will find a designated parking space, and gated side access to the private and enclosed rear garden, which includes a small paved patio, overlooking the lawn beyond, stocked borders, and mature trees and shrubs.

## Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

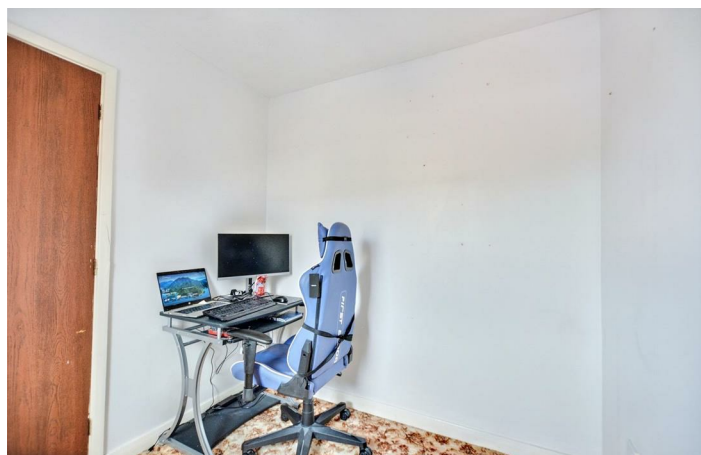
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

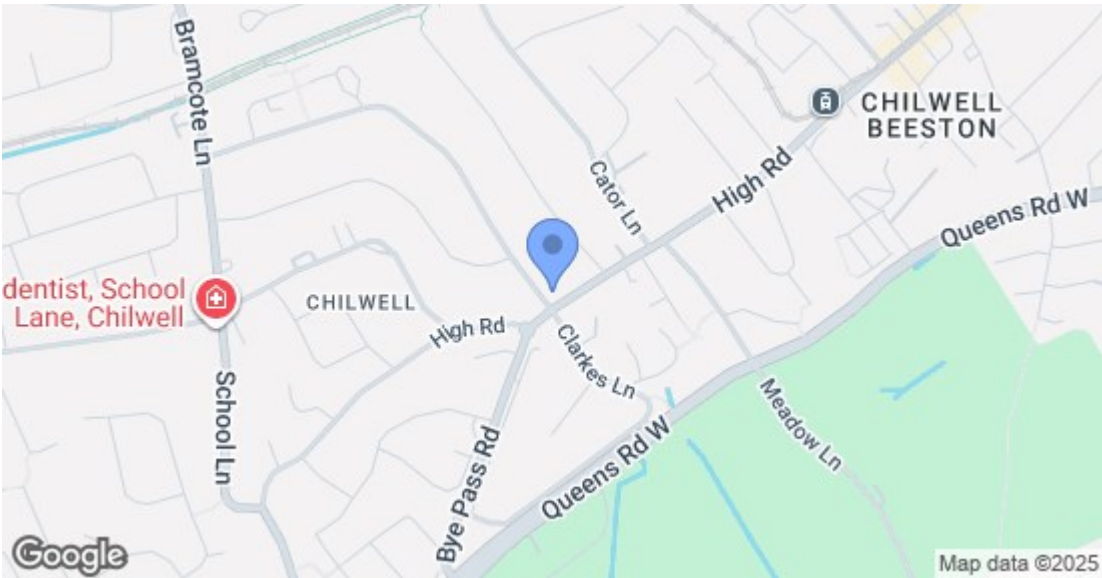
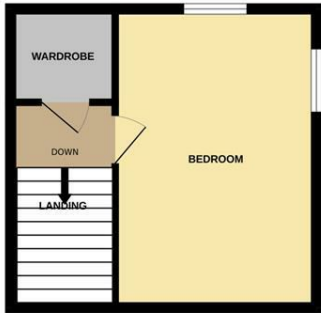
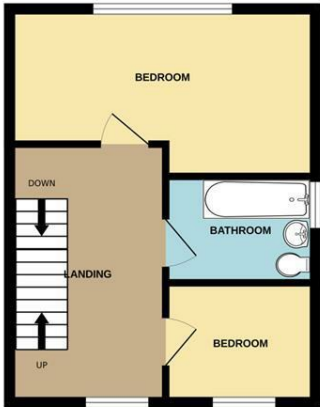
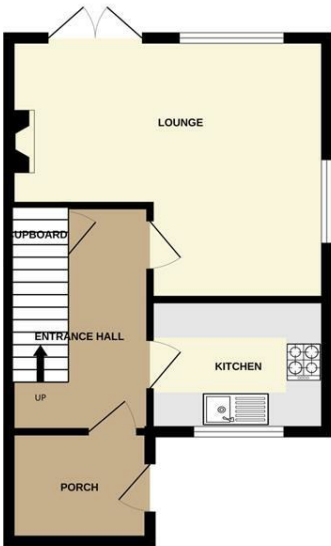
Has the Property Flooded?: No

## Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.







| 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                     |         |           |
|                                                                 | 59      | 76        |
| 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                         |         |           |

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