



Cator Lane,  
Chilwell, Nottingham  
NG9 4AY

**£315,000 Freehold**





A traditional three bedroom, semi detached property with driveway to the front.

Situated in a popular and convenient location, the property is ideally placed for access to a wide range of local amenities including shops, Attenborough Nature Reserve, schools, healthcare facilities, public houses, restaurants, Chilwell retail park and transport links.

This great property would be considered an ideal purchase for a large variety of buyers who are looking to put their own stamp on a purchase, this could include first time buyers, young professionals or anyone relocating to be within walking distance of Beeston High Street.

In brief the internal accommodation comprises; an entrance porch, through to hallway, open plan living and dining room and kitchen to the ground floor. Then rising up to the first floor are three bedrooms, bathroom and separate WC.

Outside the property to the front is a paved driveway with walled frontage and gated side access to the rear. The enclosed rear garden is primarily lawned with a paved seating area.

Having been a well loved family home for a number of years, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.





#### Entrance Porch

UPVC double glazed door through to the entrance porch with tiled flooring..

#### Entrance Hall

Secondary UPVC double glazed door through to a carpeted entrance hall with radiator and access to a useful under stairs storage cupboard.

#### Open Plan Living Dining Room

Living Room 3.48 x 3.28

A carpeted reception room, with radiator and UPVC double glazed bay window to the front aspect.

Dining Room 3.48 x 3.70

A carpeted reception room, with radiator and UPVC double glazed door to the rear garden.

#### Kitchen

11'2" x 7'10" (3.42m x 2.40m )

A range of wall and base units with work surfacing over, tiled splashbacks, fitted sink with mixer and drainer, inset five ring gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge and freezer, dishwasher and washing machine. UPVC double glazed window to the rear aspect and door to the side passage.

#### First Floor Landing

UPVC double glazed window to the side aspect.

#### Bedroom One

12'2" x 11'3" (3.72m x 3.44m )

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

#### Bedroom Two

12'7" x 11'2" (3.84m x 3.42m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect.

#### Bedroom Three

7'1" x 6'11" (2.18m x 2.13m )

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

#### Bathroom

Incorporating a two-piece suite comprising pedestal wash hand basin, walk in mains power shower, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

#### Separate WC

Low flush WC, tiled walls and UPVC double glazed window to the side aspect.

#### Outside

To the front of the property is a paved driveway with walled frontage and gated side access to the rear. The rear is primarily lawned with a paved seating area and fenced boundaries.

#### 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

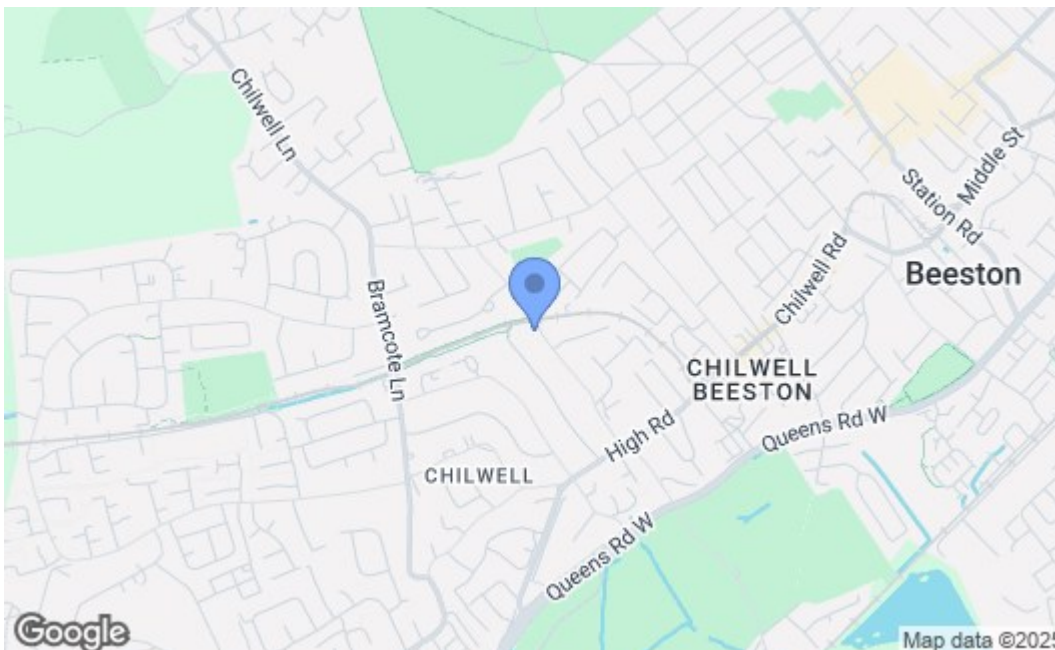
Does the property have spray foam in the loft?: No

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        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>                                       |  | <p><b>65</b></p>                                                                      | <p><b>79</b></p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                                                   |  |  |                  |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  |                                                                                       |                  |
|                                                                                                                                                                                                                                                                                                                                    |  | Current                                                                               | Potential        |
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |                                                                                       |                  |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                                                   |  |  |                  |

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