



Kedleston Close,  
Chilwell, Nottingham  
NG9 5ER

**£250,000 Freehold**

0115 922 0888



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A modern semi-detached bungalow, with two double bedrooms and no upward chain.

Positioned in a cul-de-sac in Chilwell, the bungalow is fantastically located for easy access to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including anyone looking to downsize locally or purchasers keen to relocate to this convenient spot.

In brief the internal accommodation comprises: an entrance hall, living room, kitchen, two spacious double bedrooms and bathroom.

Outside the property to the front is a long garden, with lawned space and ample off-road parking for multiple cars, leading to the garage. The enclosed rear garden is primarily lawned with a paved seating area.

Having been incredibly well maintained by the current vendors 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 Hall

Composite door, through to a carpeted entrance hall, with radiator and access to the loft hatch.

## Living Room

16'11" x 11'0" (5.17m x 3.36m )

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

## Kitchen

8'7" x 7'6" (2.63m x 2.30m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include washing machine, fridge freezer and slimline dishwasher.

## Bedroom One

13'3" x 9'11" (4.05m x 3.04m )

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

## Bedroom Two

19'3" x 8'7" (5.87m x 2.63m )

A carpeted double bedroom, with radiator and UPVC double glazed French doors to the rear garden.

## Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains controlled shower, heated towel rail, fully tiled walls and UPVC double glazed window to the side aspect.

## Outside

To the front is a lawned garden with ample off-road parking for multiple cars leading to the garage. The enclosed rear garden has a paved seating area with steps down to a lawned space 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

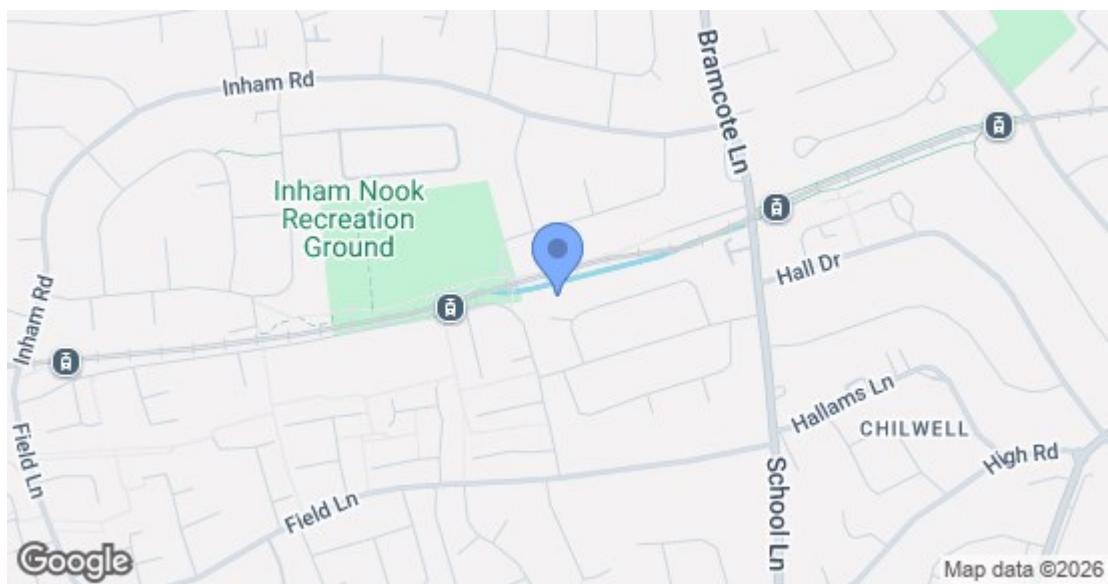
Does the property have spray foam in the loft?: No

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.





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