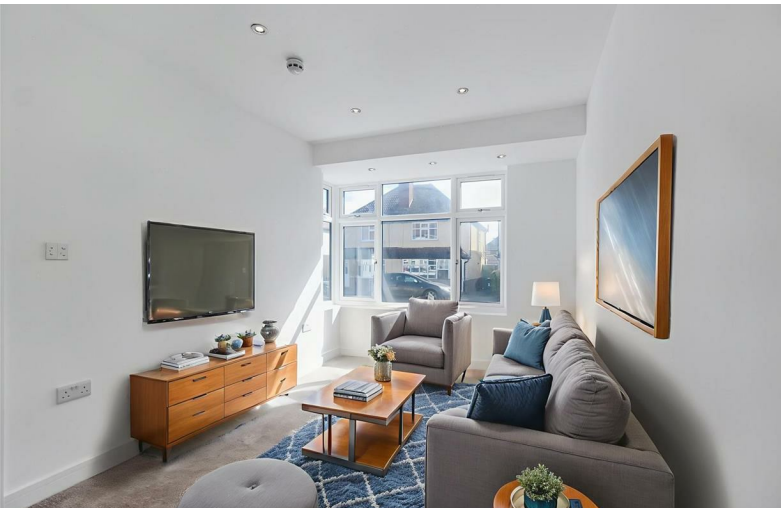




Marton Road,
Chilwell, Nottingham
NG9 5JY

O/I/R £340,000 Freehold

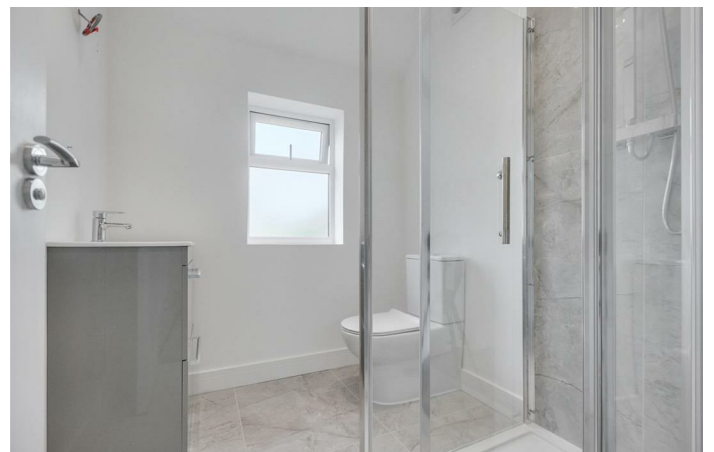


AN EXTENDED AND BEAUTIFULLY PRESENTED, THREE/FOUR BEDROOM SEMI-DETACHED HOUSE THAT HAS BEEN RECENTLY REFURBISHED TO A VERY HIGH STANDARD, WITH OFF STREET PARKING AND A DRIVEWAY.

Robert Ellis are delighted to bring to the market this fantastic example of an extended, three/four bedroom semi-detached house with off street parking and generous sized rear garden. The property has been extended to the rear creating a large open plan kitchen/dining space, perfect for families and has been renovated throughout to a high standard throughout. The renovation has included things such as general re-decoration, re-wiring of the property, a new gas central heating system, brand new roof and loft conversion, a landscaped garden and much more. This property would be suitable for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a spacious entrance hallway, a lounge to the front which could also be used as a fourth bedroom with access to the downstairs bathroom which could be used as an en-suite and a large open plan kitchen/dining/living space with a brand new kitchen complete with integrated cooking appliances and a built in under stairs storage cupboard. To the first floor the landing leads to two double bedrooms and the three piece family shower room with another staircase leading to the second floor where the property boasts a loft conversion master suite complete with en-suite shower room. To the exterior, the property benefits ample off street parking to the front via a block paved driveway and access to the rear from the side. To the rear, there is a generously sized landscaped rear garden benefiting from a patio area and raised turfed section.

Located in the popular residential area of Chilwell, close to a wide range of local schools, shops and parks. Chilwell Comprehensive School is within walking distance alongside Chilwell retail park being just a short 10 minute drive away. There are fantastic transport links surrounding the area such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away. Attenborough nature reserve is also within walking distance.



Porch

Open storm porch with a composite entrance door with obscure light panels withing leading to:

Entrance Hallway

Ceiling spotlights, stairs to the first floor with LED lighting, large format floor tiles with under floor heating.

Bedroom/Office

14'1" x 8'8" approx (4.3m x 2.65m approx)

UPVC double glazed window to the front, spotlights, large format tiles with underfloor heating and a door to:

En-Suite

4'9" x 6'11" approx (1.46m x 2.12m approx)

Ceiling spotlights, extractor fan, white suite comprising of a vanity wash hand basin with chrome mixer tap, low flush w.c., double shower cubicle with sliding door, chrome shower rainwater shower head and hand held shower, recessed tiled shower niche, fully tiled walls, large format tiled floor with under floor heating.

Open Plan Living/Kitchen Diner

20'11" x 13'8" approx (6.4m x 4.17m approx)

The kitchen area has a UPVC double glazed window to the side, range of soft closing wall, base and drawer units with laminate work surface over and matching upstand, stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, electric hob over, extractor above and space for a tall fridge freezer, ceiling spotlights, large format tiled floor with under floor heating, understairs storage cupboard with a light and plumbing and space for a washing machine.

The living/dining area has double glazed bi-fold doors to the rear with feature light lantern, spotlights to the ceiling.

First Floor Landing

UPVC double glazed window to the side, ceiling spotlights, stairs to the second floor, airing/storage cupboard housing the boiler and hot water tank, power and light and doors to:

Bedroom 2

8'10" x 11'8" approx (2.7m x 3.57m approx)

UPVC double glazed window to the front, ceiling spotlights and a radiator.

Bedroom 3

8'10" x 10'0" approx (2.71m x 3.05m approx)

UPVC double glazed window to the rear, radiator and ceiling spotlights.

Shower Room

5'10" x 6'4" approx (1.79m x 1.95m approx)

Shower enclosure with a chrome mains fed shower having a rainwater shower head and hand held shower and a folding door, fully tiled walls, low flush w.c., vanity wash hand basin, chrome heated towel rail, obscure UPVC double glazed window to the rear, large format tiled floor, ceiling spotlights and extractor.

Second Floor Landing

Ceilings spotlights, Velux sky light window and door to:

Bedroom 1

13'5" x 10'4" approx (4.09m x 3.15m approx)

UPVC double glazed window to the rear, two Velux sky light windows to the front, eaves storage cupboards, radiator.

En-Suite

13'3" x 4'6" approx (4.06m x 1.38m approx)

Vanity wash hand basin with chrome mixer tap, low flush w.c., obscure UPVC double glazed window to the rear, ceiling spotlights, extractor and double shower cubicle with chrome mains fed shower having a rainwater shower head and hand held shower, feature tiled splashbacks, chrome heated towel rail.

Outside

To the front and side of the property there is block paved area and access to the rear.

The rear garden has the continuation of the block paving providing a patio seating area, steps leading up to a raised garden with a fence to the boundaries, outside lighting, external power and water tap.

Directions

Proceeding out of Beeston on Middle Street passing over the traffic light junction with the fire station into the continuation of Middle Street becoming Chilwell Road, Beeston and High Road, Chilwell. Turn right into the continuation of High Road and proceed through Chilwell village passing the Charlton Arms and Cadland public houses at the bend with Depot Corner turn right onto Chetwynd Road and second right onto Marton Road. Follow the road around where the property can be located on the right.

8888MH

Council Tax

Broxtowe Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 3mbps Superfast 70mbps Ultrafast 1800mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

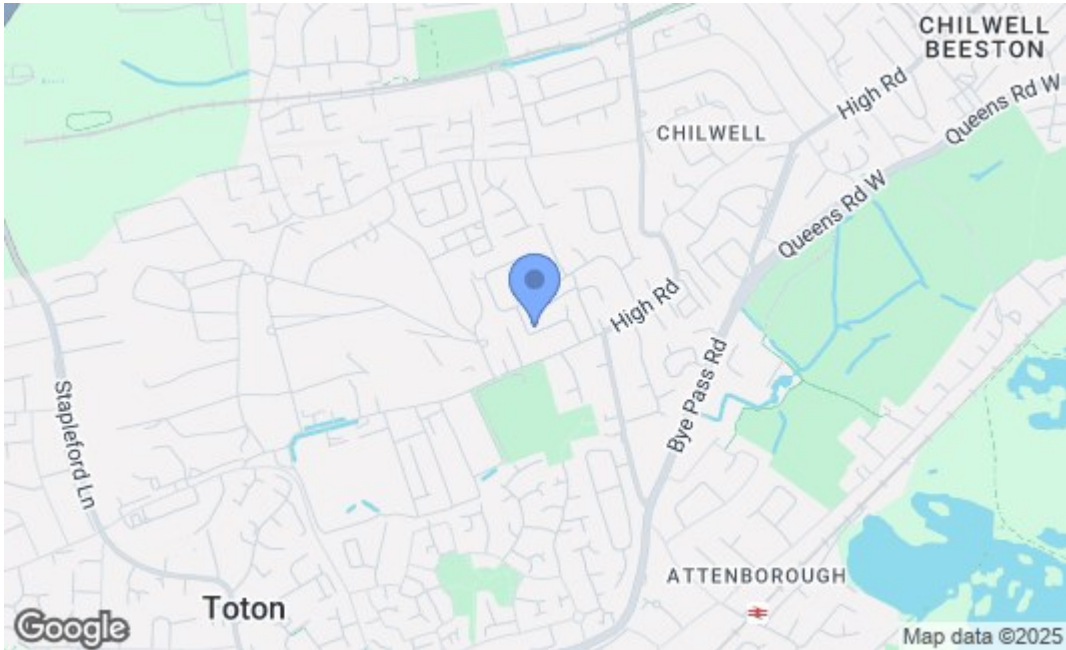
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.