



Chilton Drive
Watnall NOTTINGHAM



Chilton Drive Watnall NOTTINGHAM NG16 1HL

for sale offers over
£320,000



Property Description

Burchell Edwards are pleased to be to the market this well presented, extended semi-detached property in the popular location of Watnall. Chilton drive is in an ideal location in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the internal accommodation offers an inviting entrance hallway, ground floor WC, fitted kitchen, dining room and office. To the first floor the landing leads to four well proportioned bedrooms and a family bathroom. The property is both double glazed and gas central heated throughout as well as benefiting from an Aicon unit in the master bedrooms and underfloor heating in the outbuilding! Externally the driveway to the front provides ample off road parking whilst to the rear you will find a low maintenance garden with an outbuilding offering a hot tub room, bar and pool room! Viewings are highly recommended!!

Ground Floor

Entrance Hall

Accessed via a door to the front with stairs leading to the first floor, door leading into the lounge and doors giving access to the utility, shoe store, cloakroom and understairs storage. Having laminate flooring, radiator and access into the kitchen.

Cloakroom

Fitted with a W/C and a vanity wash hand basin unit.

Utility

Having space and plumbing for a washing machine as well as space for a tumble dryer.

Lounge

20' 1" x 10' 1" max (6.12m x 3.07m max)

A spacious room with a double glazed window to the front, wooden flooring, radiator and feature wood burner with Oak surround.

Kitchen

14' 10" x 10' 1" (4.52m x 3.07m)

A stunning fitted kitchen offering wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. Having a integrated dishwasher, double electric oven, induction five ring hob with extractor hood over, breakfast bar, space for a free standing fridge freezer, laminate flooring and a radiator. With a double glazed window to the front and French doors leading into the dining room.

Dining Room

17' 9" x 8' 9" (5.41m x 2.67m)

Having double glazed patio doors leading out into the garden as well as double glazed windows to the rear. There is a feature wood burner, two ceiling lights, radiator and door leading to the office.

Office

9' 9" x 8' 3" (2.97m x 2.51m)

Having a double glazed window to the rear and a radiator.

First Floor

Landing

Having two loft access, carpet flooring and doors leading to the four bedrooms and bathroom.

Bedroom One

14' 10" x 8' 10" (4.52m x 2.69m)

Having two double glazed windows to the front, two fitted wardrobes, carpet flooring and a fitted Aircon unit.

Bedroom Two

11' 4" x 9' (3.45m x 2.74m)

Having a double glazed window to the rear, radiator, carpet flooring and fitted wardrobe.

Bedroom Three

10' 9" x 10' 3" (3.28m x 3.12m)

Having a double glazed window to the front and carpet flooring.

Bedroom Four

10' 2" x 8' 9" max (3.10m x 2.67m max)

Having a double glazed window to the rear, radiator and carpet flooring.

Bathroom

Fitted with a bath with shower over, W/C and vanity unit. With tiling to the walls and flooring, heated towel rail and a double glazed obscure window to the rear.

Outside

Front

To the front you will find a driveway offering off road parking for the property as well as a gate giving access to the side which leads round to the rear garden.

Rear

To the rear, you will find a low maintenance garden offering a decked BBQ area, fishpond, stones seating area and astroturf. There is also an outbuilding at the rear offering a hot tub room, bar and pool room!

Hot Tub Room

9' 1" x 7' 6" (2.77m x 2.29m)

Having a door which leads into the bar.

Bar Area

11' 3" x 9' 4" (3.43m x 2.84m)

Having underfloor heating, power, light and laminate flooring.

Pool Room

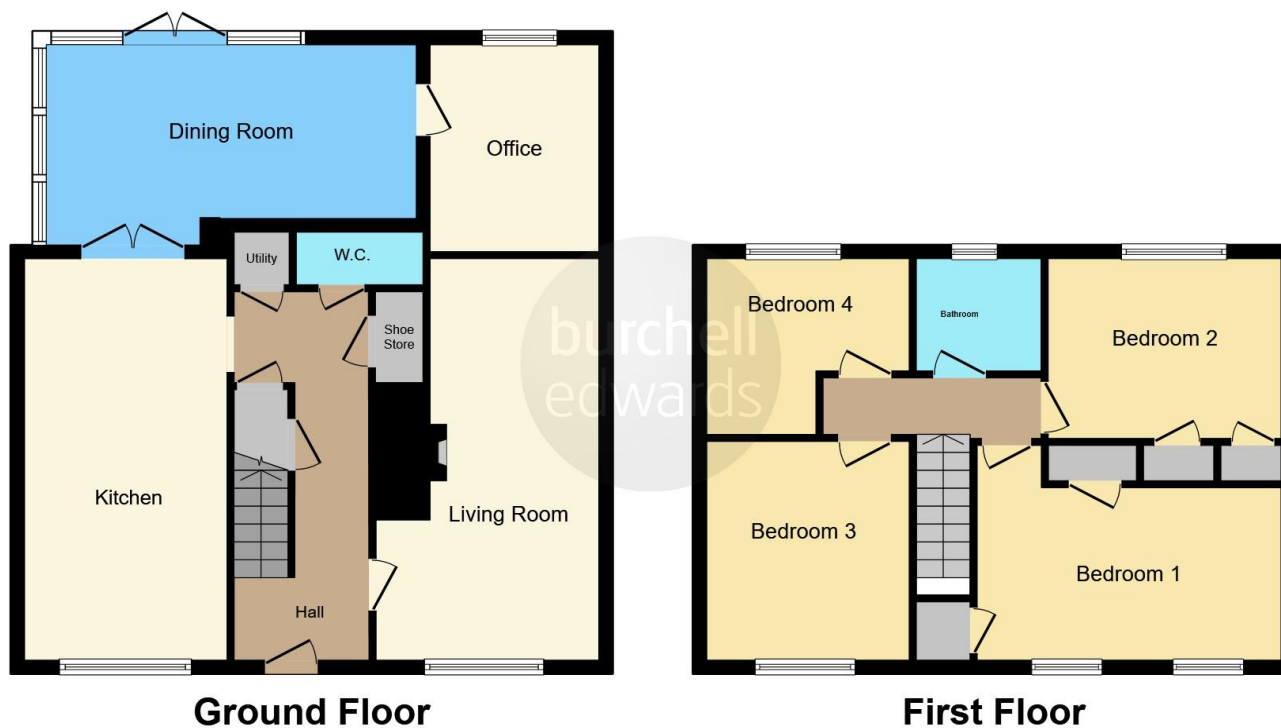
15' 5" x 14' 5" max (4.70m x 4.39m max)

Having underfloor heating, power, lighting, laminate flooring, patio doors giving access to the garden and a door at the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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