Robert Ellis

look no further...

Kirkland Drive,
Chilwell, Nottingham
NG9 6LX

£310,000 Freehold

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Positioned in a quiet cul-de-sac in Chilwell, you are nicely placed with an array of local amenities on your doorstep 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 young professionals and growing families.

In brief the internal accommodation comprises; An entrance hall, living room, open plan kitchen diner, additional reception room or bedroom and downstairs WC. Then rising to the first floor are three double bedrooms and family bathroom.

Outside to the front of the property is a block paved driveway with ample parking for multiple cars and gated rear access. This is primarily lawned with a paved seating area and fenced boundaries.

Having been rented out in more recently years, this fantastic property is offer ed 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
UPVC double glazed door through to the entrance hall.

Lounge
13'8" x 11'1" (4.18m x 3.38m)
A carpeted reception room, with radiator, useful storage cupboard and UPVC double glazed window to the front aspect.

Dining Room
8'10" x 8'1" (2.70m x 2.47m)
A carpeted reception room, with radiator and UPVC double glazed sliding door to the rear garden.

Kitchen
10'2" x 7'4" (3.10m x 2.26m)
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 and fridge freezer. Space and fittings for freestanding washing machine, wall mounted boiler and UPVC double glazed window to the rear aspect.

Reception Room or Bedroom Four
16'2" x 7'3" (4.94m x 2.22m)
Versatile room, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

First Floor Landing
A carpeted landing space, with access to the loft hatch and storage cupboard housing the water tank.

Bedroom One
13'0" x 8'7" (3.98m x 2.62m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two
10'6" x 10'7" (3.22m x 3.23m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Three
8'5" x 8'7" (2.57m x 2.62m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

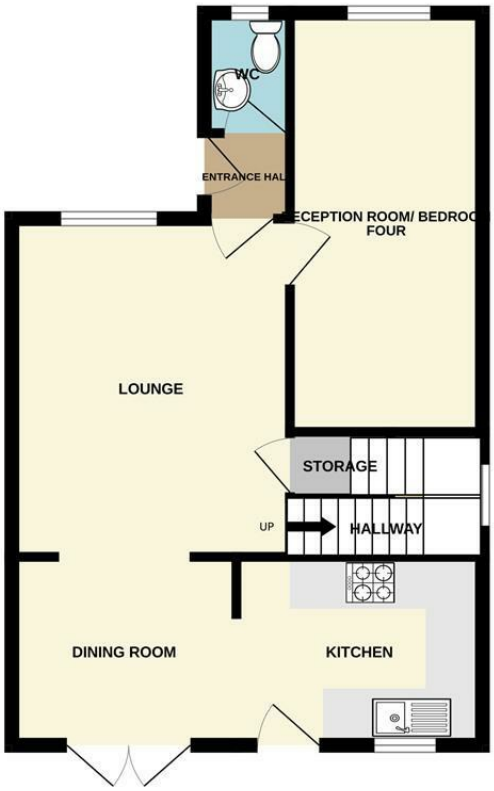
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside
To the front of the property is a block paved driveway with ample parking for multiple cars and lawned space and gated rear access. The enclosed rear garden 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: Yes for garage conversion.
Accessibility/Adaptions: None
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.

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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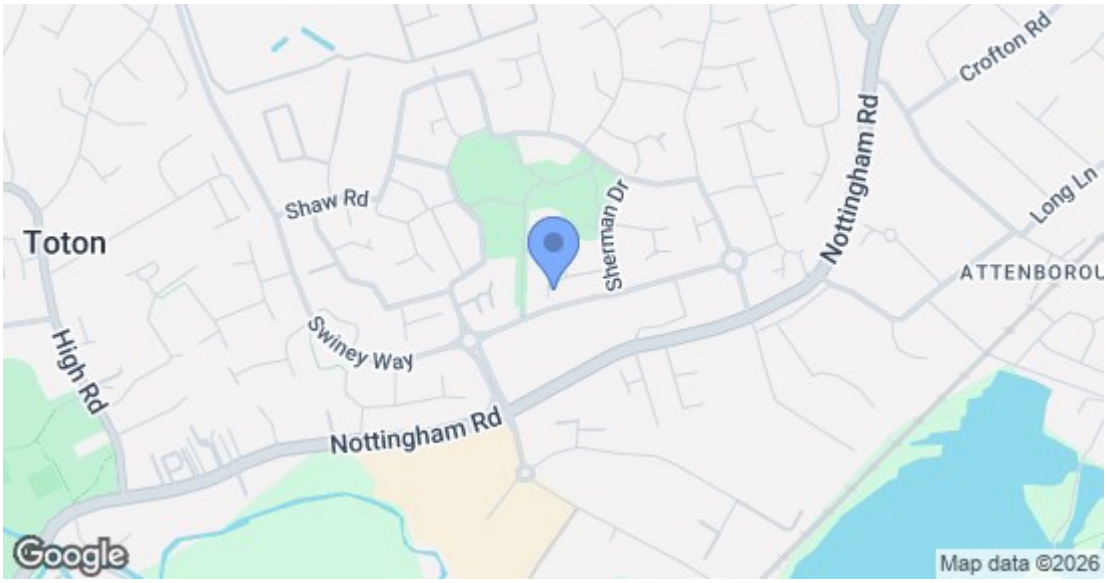

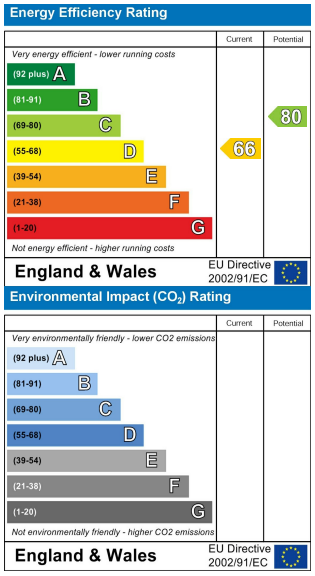

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