Robert Ellis

look no further...

Cator Lane,
Chilwell, Nottingham
NG9 4AY

£395,000 Freehold

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A traditional bay fronted extended four bedroom semi detached house.

Benefitting from extensions to both the side and rear, this deceptive and versatile house is available to the market with the benefit of CHAIN FREE VACANT POSSESSION.

In brief, the generous interior comprises entrance hall, sitting room, kitchen and extended lounge. Rising to the first floor are four bedrooms, WC and bathroom.

Outside, the property occupies a good size plot with a drive providing car standing for a number of vehicles with the carport and detached garage beyond and a primarily lawned private garden to the rear.

Occupying an established and sought after residential location, a short walk from local shops, parks, schools and also a well placed for excellent transport links.

Entrance Hall
A uPVC double glazed entrance door leads to the hallway with radiator and stairs off to first floor landing.

Sitting Room
12'1" x 12'5" (3.70 x 3.80)
uPVC double glazed bay window to the front and radiator.

Kitchen
11'9" x 7'10" (3.60 x 2.41)
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, gas cooker with air filter above, plumbing for a washing machine, further appliance space, uPVC double glazed window and door to the exterior.

Lounge Diner
20'6" x 11'5" decreasing to 10'4" (6.26 x 3.48 decreasing to 3.15)
uPVC double glazed patio doors leading to the rear garden and radiator.

First Floor Landing
uPVC double glazed window.

Bedroom 1
12'8" x 12'5" (3.88 x 3.80)
uPVC double glazed bay window, radiator and fitted wardrobes.

Bedroom 2
12'5" x 10'5" (3.79 x 3.20)
uPVC double glazed window, radiator and fitted wardrobes housing the 'Alpha' boiler.

Bedroom 3
10'7" x 7'2" plus recess (3.25 x 2.19 plus recess)
uPVC double glazed windows to both the front and rear, and radiator.

Bedroom 4
7'3" x 7'0" (2.22 x 2.14)
uPVC double glazed window and radiator.

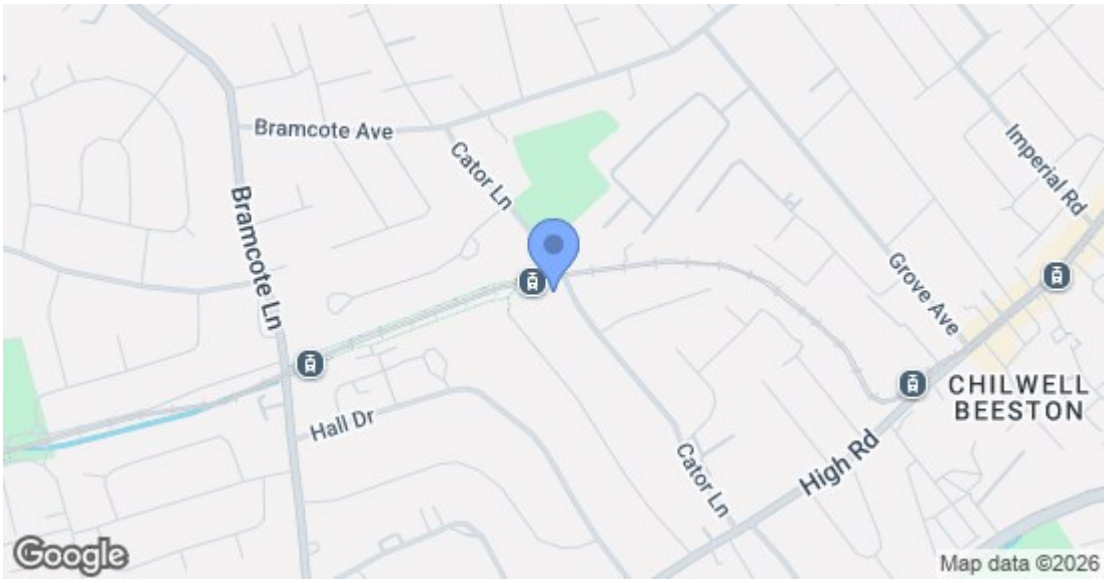
WC
Wooden window and WC.

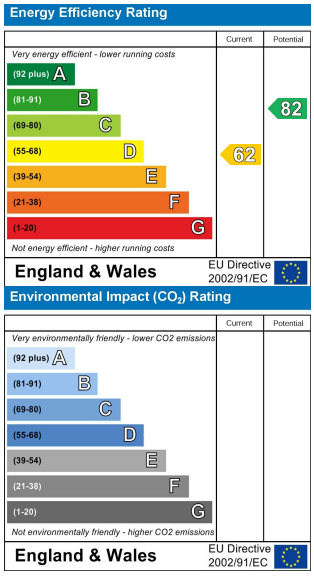
Bathroom
Pedestal wash hand basin, bath with 'Triton' shower over, part tiled walls, radiator and uPVC double glazed window.

Attic Space
The property also benefits from a boarded attic space with Velux windows with could be converted into a bedroom, subject to the necessary consents.

Outside
To the front of the property, there is a drive providing ample car standing with a carport beyond. To the rear, the property has a detached brick and tile garage and a primarily lawned garden with patio, mature trees and well stocked beds and borders.

Garage
16'0" x 8'1" (4.89 x 2.48)
Timber doors to the front and wooden window to the rear.





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.

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