

# Robert Ellis

*look no further...*



Barkers Lane,  
Chilwell, Nottingham  
NG9 5AF

**£395,000 Freehold**

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A lovely, three-bedroom, detached bungalow just a short walk from Attenborough Nature Reserve.

Barkers Lane is conveniently placed for easy access to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This great bungalow would be considered an ideal opportunity for a large variety of buyers including anyone looking to downsize locally or relocating to this popular location.

In brief the internal accommodation comprises: a welcoming entrance hall, bright and airy living room, extended dining room, kitchen, bedroom one with ensuite, third bedroom and bathroom to the ground floor. Then rising to the first floor is a second double bedroom.

Outside the property to the front is a incredibly well-maintained wrap around garden, with a variety of paved seating areas, mature shrubs and flowerbeds. To the rear of the garden is a paved driveway providing off-road parking.

Having been a well-loved bungalow by the current homeowners, 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

UPVC double glazed door through to a welcoming entrance hall, with carpeted flooring, radiator and useful storage cupboard.

### Living Room

16'5" x 13'8" (5.01m x 4.19m )

A carpeted reception room, with radiator, gas fireplace and two UPVC double glazed windows, one to the front aspect and one to the side.

### Dining Room

19'2" x 9'5" (5.85m x 2.89m )

A carpeted reception room, with two radiators, UPVC double glazed window to the rear aspect and UPVC double glazed French doors to the rear garden.

### Kitchen

11'8" x 9'10" (3.57m x 3.00m )

Fitted with a range of wall, base and drawer units, with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, integrated fridge freezer, space and plumbing for washing machine and dishwasher, UPVC double glazed window to the side aspect and door to the rear garden.

### Bedroom One

13'8" x 9'11" (4.17m x 3.04m )

A large double bedroom, with laminate flooring, radiator and UPVC double glazed windows to the front and rear aspect.

### En-Suite

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

### Bedroom Three

10'6" x 5'7" (3.21m x 1.72m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash-hand basin, bath with electric controlled shower above, part tiled walls, radiator and UPVC double glazed windows to the rear aspect.

### First Floor Landing

### Bedroom Two

20'0" x 13'8" (6.12m x 4.18m )

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

### Outside

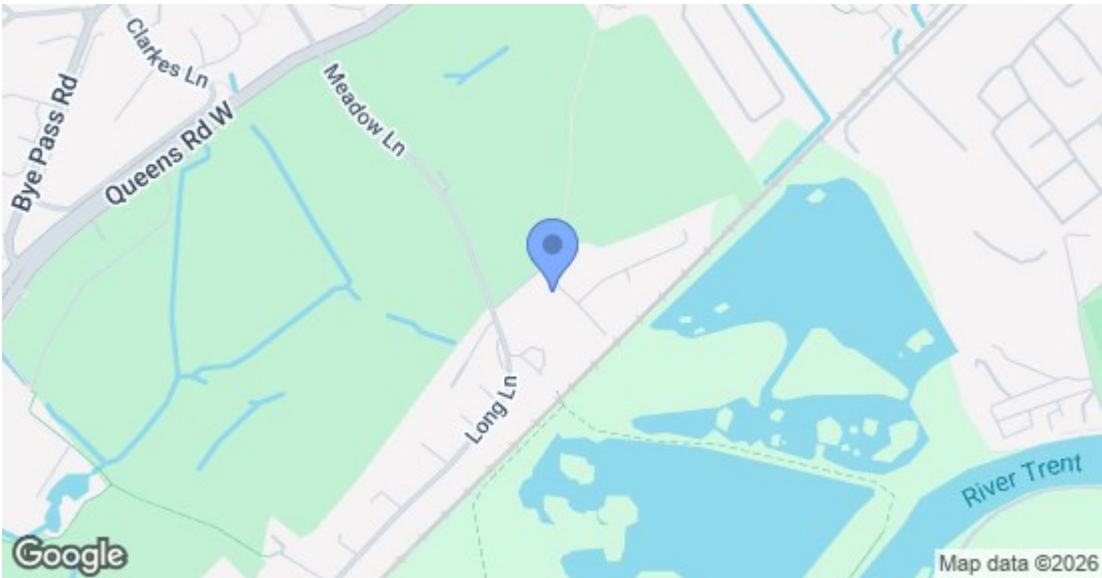
To the front of the property is a pebbled garden, with mature shrubs and flower beds, this leads road the side of the property, to the rear garden. The rear is enclosed with a paved seating area, mature shrubs and greenery. To the far end of the garden is a paved driveway providing off-road parking.

### 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.







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 71      | 77        |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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