



Chadburn Road  
Linby Nottingham





### Property Description

This stunning four-bedroom semi-detached home offers modern family living, complete with a new home warranty for added peace of mind. Set across three spacious floors, the property is finished to a high standard throughout and requires no work - ready to move straight in.

The ground floor features a welcoming entrance hall with a downstairs WC, a modern fitted kitchen-diner ideal for family meals, and a separate lounge with French doors opening onto the fully enclosed rear garden, perfect for entertaining or relaxing outdoors.

Upstairs, the first floor hosts three well-proportioned bedrooms and a stylish family bathroom, while the top floor boasts a generous master bedroom complete with its own ensuite shower room for added privacy.

Outside, the property benefits from a dropped kerb, tarmac driveway, and garage, providing ample off-street parking and a south-east facing, landscaped garden.

Located in a desirable area, this home offers the perfect blend of comfort, space, and modern living - ideal for families or professionals seeking a move-in ready property. The property also benefits from being in a quiet position with minimal traffic.

Being part of a popular Bellway estate in Linby, with access to good schools and amenities, with scenic walks close by and easy access to Nottingham via a tram, train or bus and the M1.

### Entrance Hallway

Accessed via a composite door leading into the hallway with a radiator, built-in understairs storage with fitted drawers, stairs off to the first floor and tiled flooring.

### Downstairs W.C

Having obscured window to the front elevation, tiled flooring, low level W.C, wash hand basin and a radiator.

### Kitchen

Having window to the front elevation, matching wall and base units with wood effect work surfaces over, inset sink with mixer tap over, range of integrated appliances including fridge freezer, washing machine and dishwasher, electric oven with induction hob and extractor over, a radiator and wall mounted boiler.

### Lounge

Having french doors to the rear elevation, window to the rear elevation, a radiator and storage cupboard.

## First Floor Landing

Having window to the side elevation and cupboard housing the water tank.

## Bedroom Two

Having window to the front elevation, a radiator and built-in wardrobes.

## Bedroom Three

Having window to the rear and a radiator.

## Bedroom Four

Having window to the rear elevation and a radiator.

## Bathroom

Having tiled flooring, vanity wash hand basin, low level W.C, obscured window to the front elevation, bath with mains fed shower and mixer taps over, extractor fan and chrome heated towel rail.

## Second Floor

### Bedroom One

Having a radiator, window to the front elevation and built-in wardrobes.

### En Suite

Having mains fed shower, tiled flooring, low level W.C, wash hand basin, velux style window, chrome heated towel rail and extractor fan.

## Outside

To the front of the property is a tarmacked driveway providing off road parking

To the rear is a fully enclosed garden with a patio seating area, side access for bins, laid lawn section, outside tap, two electric points, sleeper borders and side access door to the garage,

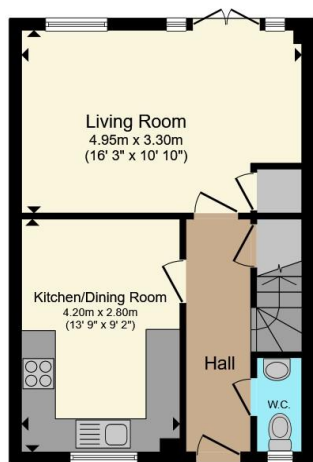
## Detached Garage

Having up and over door, power and electrics.

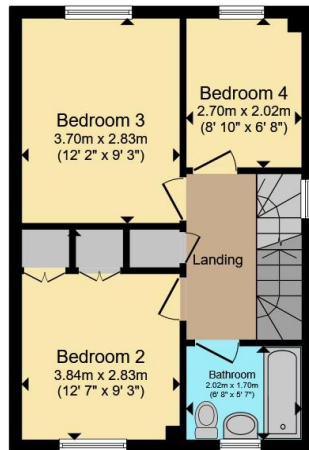








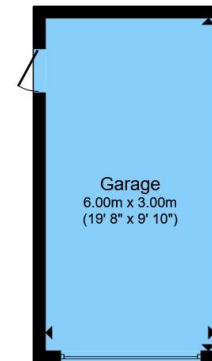
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 120.3 m<sup>2</sup> (1,295 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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