



Weldbank Close,  
Chilwell, Nottingham  
NG9 5FU

**£349,995 Freehold**





THIS IS AN EXTENDED THREE BEDROOM PROPERTY THAT IS ACCESSED FROM A WALK-WAY AT THE FRONT AND THROUGH DOUBLE GATES AT THE REAR WHERE THERE IS A RECENTLY BUILT GARDEN ROOM AT THE REAR OF THE HOUSE.

This lovely property has been extended over recent years and provides spacious ground floor living accommodation with three good size bedrooms and a bathroom to the first floor. The property has also had a recently constructed garden room built at the rear of the house which provides a lovely additional feature to the property which can be used as an office, cinema room or somewhere to sit throughout the year. For the size and layout of the accommodation and the quality of the garden room to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to excellent local schools and all the amenities provided by Chilwell including the retail parks and Beeston where there are several supermarkets and many other facilities.

The property is constructed of brick with tiling to the front and rear elevations, all under a pitched tiled roof, and the well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating, air conditioning to certain rooms and double glazing throughout. Being entered through stylish composite doors to both the front and rear, the accommodation includes an entrance hall with a ground floor w.c. off and a door leads to an inner hall, from which stairs take you to the first floor and there is a door to the lounge, from which there are glazed doors leading into the sitting/cinema room and to the dining kitchen which is fitted with extensive ranges of wall and base units and has several integrated appliances. To the first floor the landing leads to the three bedrooms, separate w.c. and bathroom which includes a shower having a rainwater shower and hand held shower over the bath. Outside there is a lawned garden with borders at the front accessed from a walk-way that runs in front of the houses on Weldbank Close and at the rear there is a hard landscaped garden with block paving providing several places to sit and enjoy outside living, there is a garage and the recently constructed garden room which has double opening French doors, a lantern window and is well insulated to the walls, ceiling and floor.

The property is only a few minutes drive away from Beeston where there are Sainsbury's, Tesco and Aldi stores, as well as many other retail outlets, there are further retail outlets at the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries, there are schools for all ages within easy reach of the property, healthcare and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, train stations at Beeston, Long Eaton and East Midlands Parkway, there is a bus stop and NET tram stop providing access to Toton, Beeston and Nottingham city centre a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities





## Main Entrance Door

Stylish composite front door with four inset block double glazed panels and brushed stainless steel fittings with an opaque double glazed side panel leading to:

## Entrance Hall

The entrance hall has a stylish composite door leading out to the front of the property, again with four inset block paved panels and brushed stainless steel fittings, wall mounted electric heater, laminate flooring which extends into the main hall, recessed lighting to the ceiling and a door with inset glazed panels leading into the inner hall.

## Ground Floor w.c.

Having a white low flush w.c., opaque double glazed window, laminate flooring and recessed light to the ceiling.

## Inner Hall

Stairs with a storage cupboard beneath which has a light and power point, laminate flooring, recessed lighting to the ceiling and a radiator.

## Lounge/Sitting Room

13'4 x 10'6 approx (4.06m x 3.20m approx)

The lounge has double opening glazed doors leading through to the sitting/cinema room, feature internal leaded window with a stone surround providing natural light from the dining kitchen, radiator and a coal effect fire set in a feature Minton style fire surround with hearth, cornice to the wall and ceiling, two wall lights, radiator and a door with inset glazed panels leading to the hall.

## Sitting Room/Cinema Room

13'5 x 10'9 approx (4.09m x 3.20m approx)

This second sitting room area has double glazed, double opening French doors with fitted blinds and matching side panels with blinds leading out to the private rear garden, there is a radiator and installed air conditioning providing both cooling and heat, laminate flooring, hatch to the loft, radiator, recessed lighting to the ceiling, wall mounted screen which can be removed if preferred, two wall lights and the room is fully wired for a surround sound system.

## Dining Kitchen

20'2 x 7'9 approx (6.15m x 2.36m approx)

The dining kitchen has wood grain effect units with brushed stainless steel fittings and dark work surfaces extending to four sides and includes a 1½ bowl sink with a pre-wash mixer tap and a four ring Bosch hob set in a work surface with there being an eating area to one side of a work surface, there are cupboards, a Bosch oven, drawers, space for an automatic washing machine and an integrated Smeg dishwasher below, matching eye level wall cupboards with lighting under, extractor hood and back plate to the cooking area, tiling to the walls by the work surface areas, double glazed window with fitted blind overlooking the garden at the front, LED lighting on the kickboards below the base units, tiled flooring with underfloor heating and recessed lighting over the eating area.

From the dining area there is a double glazed window with a fitted blind to the front, radiator, feature internal leaded window with a stone surround looking into the lounge and a door with inset glazed panels leading into the inner hall.

## First Floor Landing

Double glazed window to the side, recessed lighting to the ceiling, shelved airing/storage cupboard, hatch to a semi boarded loft where the gas boiler is housed (fitted approx. 4 years ago) and doors to:

## Bedroom 1

11'9 x 10'6 approx (3.58m x 3.20m approx)

Double glazed window to the rear, radiator, two wall lights and installed air conditioning.

## Bedroom 2

10'6 x 9'6 approx (3.20m x 2.90m approx)

Double glazed window to the rear, radiator and recessed lighting to the ceiling.

## Bedroom 3

8'8 x 7'6 approx (2.64m x 2.29m approx)

Double glazed window to the front and a radiator.

## Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and shower with a rainwater shower head and hand held shower, tiling to two walls and a protective glazed screen, hand basin with a mixer tap and double cupboard below with

a mirror having a light and a tiled splashback to the wall above, radiator and a ladder towel radiator, opaque double glazed window with a fitted blind, double wall cabinet with mirror fronted doors, extractor fan and tiled effect laminate flooring.

## Separate w.c.

Having a low flush w.c. with a shelved recess to the wall above and an opaque double glazed window with a fitted blind.

## Outside

At the front of the property there is a lawn with barked borders to two sides and a path leads to the front door and across the front of the house, there are outside power points, a tap and an up and down light by the front door.

The rear garden has been hard landscaped with block paving extending across the rear and side of the property and this can provide off road parking for a vehicle if this was preferred. There are double gates leading out to the road and a hedge to the front boundary with fencing to the sides, there is an outside light by the garage and an up and down light by the doors from the sitting room. The rear garden provides a lovely place to sit and enjoy outside living, the newly built garden room is positioned in the rear garden and the access to the property is from the gates which lead out to the road at the rear of the house.

## Garage

13'9 x 8'10 approx (4.19m x 2.69m approx)

The garage is positioned at the rear of the property and has an up and over door to the front, power and lighting is provided in the garage, there is an opaque double glazed window to the side and the gas and electric meters and the electric consumer unit are housed in the garage.

## Garden Room

The garden room is positioned in the rear garden and was constructed approx. 18 months ago. There are double opening, double glazed French doors with fitted blinds leading out to the seating area in front of the garden room, there is a lantern window with a fitted black out blind to the roof and there are windows with blinds either side of the doors, there is insulated panelling to the walls and ceiling and laminate flooring with insulation beneath, power points and lighting are provided and there is an air conditioning unit and at the front of the garden room there are LED lights set into the soffit above the entrance doors.

## Directions

Proceed out of Beeston on Middle Street passing over the traffic light junction with Tesco into the continuation of Middle Street which becomes Chilwell Road, Beeston and High Road, Chilwell. Proceed through the village on High Road just before the Charlton Arms public house and turn right into School Lane. Proceed to the top of School Lane and turn immediately left onto Field Lane and left onto Weldbank Close 9211MP

## Council Tax

Broxtowe Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 26mbps Superfast 65mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

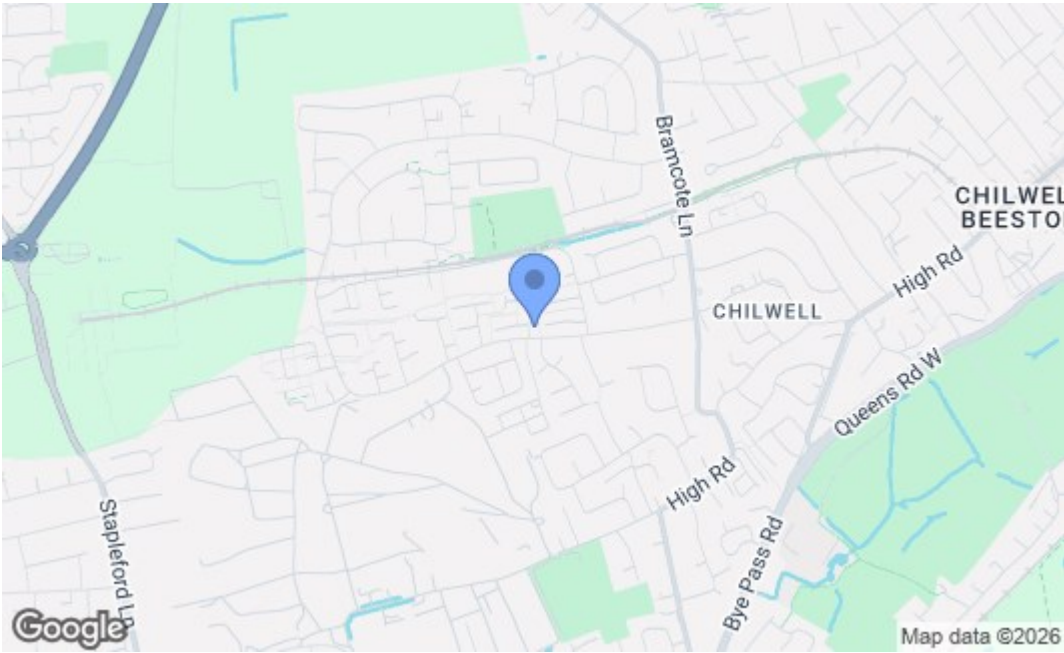
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| 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                     |         |           |
| 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                         |         |           |

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.