Robert Ellis

look no further...

Westbury Close,
Chilwell, Nottingham
NG9 5FP

£260,000 Freehold

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Situated in Chilwell, you are fantastically placed for access to a wide range of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links, with both bus and tram stops and primary and junior schools are within walking distance.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals, and families or anyone looking to add to a buy to let portfolio.

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

Outside the property to the front is a lawned garden with flower beds and mature shrubs. The rear garden is primarily lawned with a paved seating area, driveway and detached garage.

Having been a well loved family home by the current vendors the 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 Porch
UPVC double glazed door through to the entrance porch .

Entrance Hall
Secondary door through to a welcoming entrance hall, with hard wood flooring, radiator and useful storage cupboard.

Lounge
13'8" x 12'5" (4.19m x 3.81m)
A carpeted reception room, with gas fire, radiator and UPVC double glazed window to the front aspect.

Kitchen Diner
17'5" x 10'3" (5.31m x 3.14m)
Fitted with a range of wall and base units with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap, inset electric hob with extractor fan above and integrated double electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler, and pantry cupboard.

Downstairs WC
Low flush WC and wash hand basin.

First Floor Landing
UPVC double glazed window to the side aspect and access to the partially boarded loft.

Bedroom One
13'4" x 9'6" (4.07m x 2.92m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two
8'11" x 8'2" (2.73m x 2.50m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

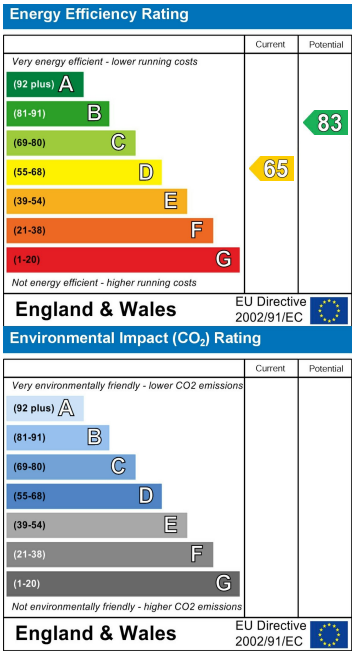
Bedroom Three
9'6" x 7'5" (2.90m x 2.27m)
A carpeted single bedroom, with radiator and UPVC double glazed window to the front aspect.

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

Outside
To the front of there property there is a well maintained lawned garden, with well stocked beds and borders with mature shrubs and trees, a pathway then leads to the entrance porch. To the rear of the property there is enclosed garden, which features a raised patio area, overlooking the lawn beyond, well stocked beds and borders with planting and shrubs, a detached garage with a driveway in front, and fence 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: None
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.



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