



Chetwynd Road,  
Chilwell, Nottingham  
NG9 5GD

**Offers Over  
£250,000 Freehold**

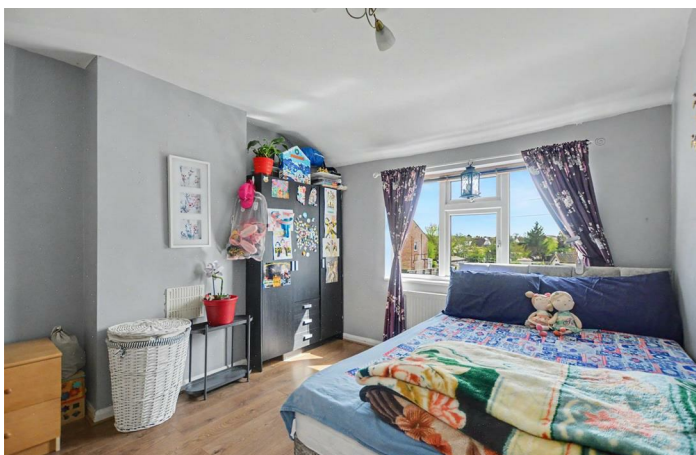


Situated on Chetwynd Road, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise functionality and comfort, making it a welcoming retreat.

Chetwynd Road is known for its friendly community atmosphere and convenient access to local amenities, including shops, schools, and parks. This location is perfect for those seeking a balance of tranquillity and accessibility.

Whether you are looking to settle down or invest in a promising property, this semi-detached house on Chetwynd Road is a wonderful choice. Do not miss the chance to make this charming residence your new home.



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor and door to the lounge.

### Lounge

14'2" x 10'10" (4.32m x 3.31m )

Laminate flooring, UPVC double glazed bay window to the front, electric fire, radiator and door to the kitchen diner.

### Kitchen Diner

13'1" x 10'10" (4m x 3.32m )

Wall, base and drawer units, work surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven with gas hob and air filter over, tiled flooring and splashbacks, plumbing for a washing machine, radiator, UPVC double glazed window to the rear, and doors to the rear hallway and WC.

### Downstairs WC

Fitted with a WC, corner wash-hand basin, tiled flooring and walls, UPVC double glazed window to the side.

### Rear Hallway

Tiled flooring, space for a fridge and freezer, UPVC double glazed door and window to the rear, and door to the pantry.

### Pantry

6'2" x 4'0" (1.88m x 1.24m )

Base units, work surface, UPVC double glazed window to the side and tiled flooring.

### Landing

UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

13'1" x 9'10" (4m x 3.02m )

Laminate flooring, UPVC double glazed window to the rear, and radiator.

### Bedroom Two

11'1" x 10'11" (3.38m x 3.33m )

Laminate flooring, UPVC double glazed window to the front and radiator.

### Bedroom Three

10'2" x 7'1" (3.11m x 2.18m )

Laminate flooring, UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three-piece suite comprising panelled bath with mains controlled shower over, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel rail and UPVC double glazed window to the front.

### Outside

To the front of the property you will find a lawned garden and a shared driveway and gated side access leading to the well-maintained private and enclosed rear garden which includes a sheltered decking area, lawn and second decking area beyond, useful storage shed 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

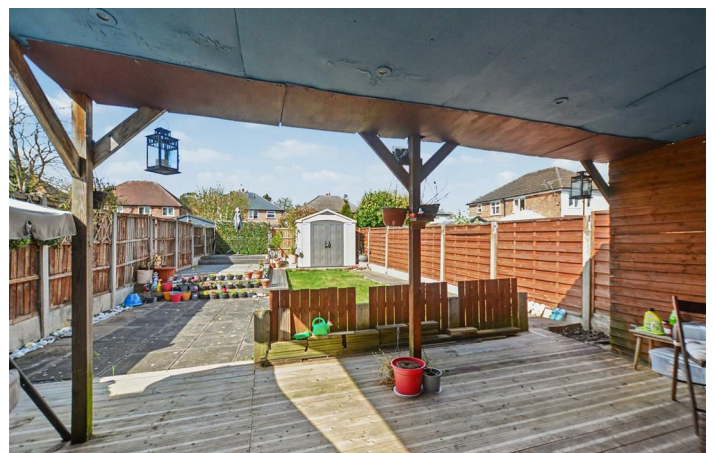
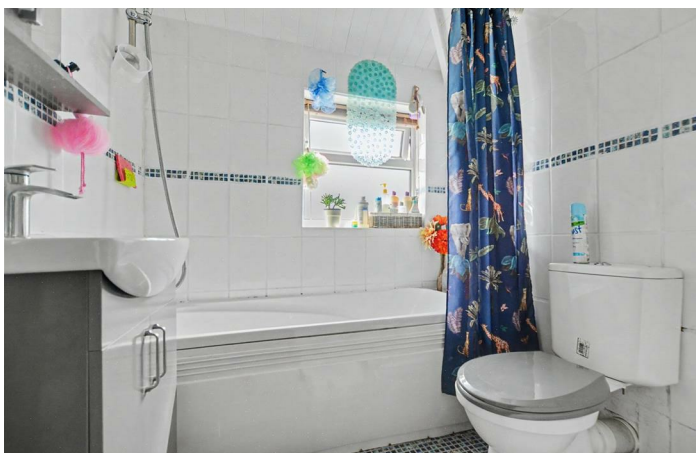
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

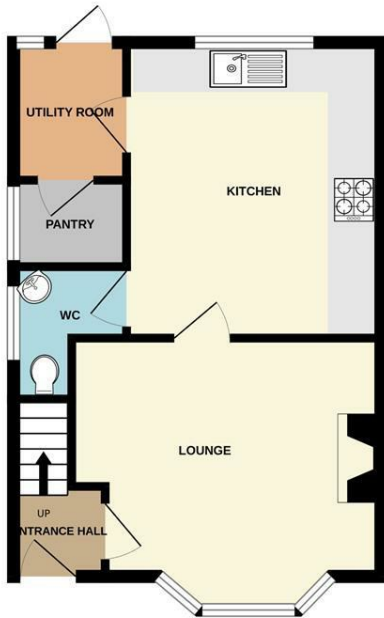
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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