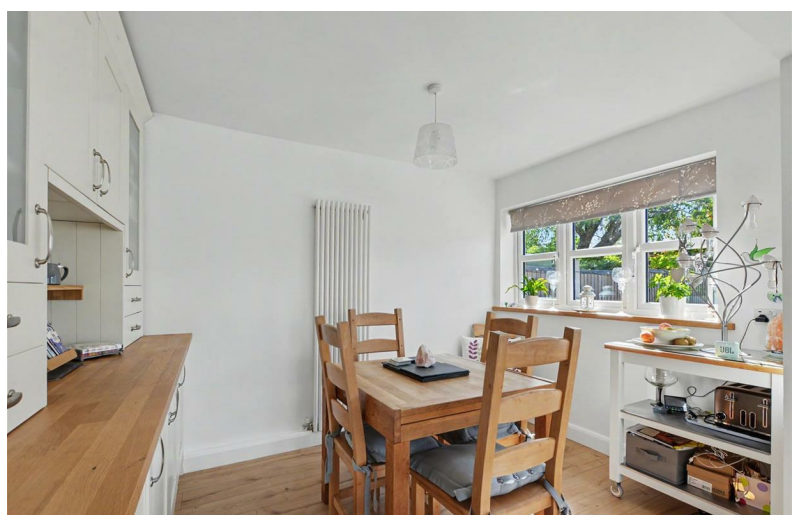




Field Lane,
Chilwell,
NG9 5FF

£400,000 Freehold



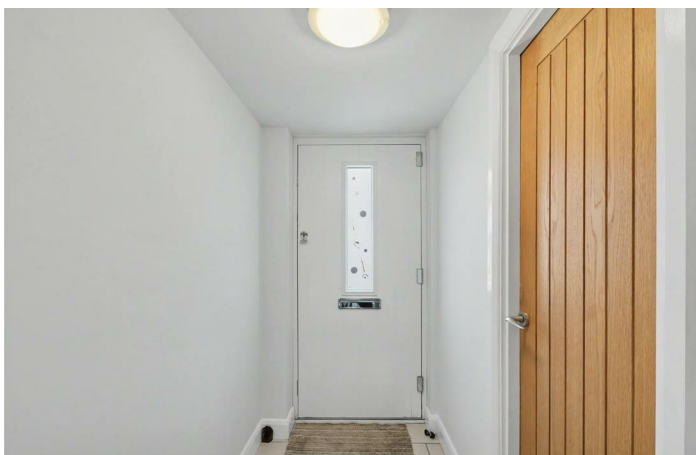
Situated on a generous corner plot of 0.13 acres is a two double-bedroom chalet-style detached house. This home has been impeccably maintained and improved over the years and comes to the market in a ready-to-move-in condition, offering a great flow of space, with a welcoming entrance hall leading through into a living room, offering an abundance of natural light with windows to the front and side elevations, and cosy in the winter months with a multi-fuel cast iron fire.

Oak bi-fold doors lead through this space to the large open-plan dining kitchen, again enjoying a wealth of natural light with windows to the rear and French doors opening to a newly laid decked area, great for entertaining in the summer months. The kitchen also has a useful utility closet. The inner hallway has been re-imagined with a bespoke dog-leg staircase leading to the first-floor landing and a large Velux double-glazed window, drawing in natural light. The landing provides access to two generous double bedrooms and a luxury family bathroom. The second bedroom has a hatch and ladder leading to a converted attic space with roof windows.

The front of the property benefits from off-road parking for at least four vehicles with an integral garage. The wrap-around side and rear gardens are attractively landscaped with ease of maintenance in mind, with plenty of areas to sit and enjoy the sun, as well as a covered seating area with light power and a heater to cope with the British weather.

The spacious garden has rear gates and a dropped kerb providing vehicle access to hardstanding for a car, caravan, or motorhome, leading to a purpose-built professional space with planning permission for business use from 9 am to 9 pm Monday to Friday. Fully insulated with air conditioning, double-glazed windows and a door, light and power throughout. Previously operating as a professional yoga and wellness studio, the space is ready to use, whether as a therapy room, consulting practice, personal training studio, music or creative studio, or home office.

Situated in the highly regarded residential suburb with a regular bus service and within walking distance of a local junior school, as well as offering ease of access to the busy market town of Beeston, which offers a large variety of shops and amenities, supermarkets and great transport links. A versatile property great for a variety of buyers, and an internal viewing is highly recommended.



Entrance Hall

Composite double-glazed front entrance door, tiled flooring, door to the living room, and a cloak WC.

Cloaks WC

Housing a two-piece suite comprising a wash-hand basin inset to a vanity unit and a low flush WC with concealed cistern. Tiled flooring, heated towel rail, double-glazed window.

Living Room

14'5" x 15'9" (4.40m x 4.82m)

Feature inset cast-iron multi-fuel fire. Ingenious concealed storage solution and media cabinet. Feature radiator, oak panelled flooring, door to inner hallway, glazed bi-fold doors leading to a dining kitchen, double-glazed window to the side, double-glazed window to the front.

Open Plan Dining Kitchen

24'6" x 10'11" (7.48m x 3.35m)

Incorporating a comprehensive fitted range of ash-fronted wall, base and drawer units, with rolled edge work surfacing, and an inset one-and-a-half bowl ceramic sink unit with single drainer. Stoves induction electric range style cooker with matching extractor hood over. Space for a fridge freezer, utility closet with plumbing and space for a washing machine, plumbing and space for a slim-line dishwasher and shelving providing space for a dryer and laundry. Radiator, three double-glazed windows to the rear and double-glazed French doors opening to the side and rear gardens.

Inner Hallway

With feature dog-leg staircase leading to the first floor, with oak trim and an under-stairs alcove providing storage solutions. The dog-leg staircase has an opaque double-glazed window and a large Velux double-glazed roof light, cascading a large amount of natural light into the stairwell. Rising to the first floor, the landing provides access to the two double bedrooms and the family bathroom.

Bedroom One

11'6" x 13'7" (to wardrobes) (3.53m x 4.15m (to wardrobes))

Fitted wardrobes to one wall, radiator, double-glazed window to the rear with feature-made-to-measure wood-slat blinds.

Bedroom Two

8'7" x 14'10" (2.62m x 4.54m)

Walk-in storage closet, radiator, double-glazed window to the

front. There is an oversized hatch and ladder leading to attic space with full headroom to the centre, two roof lights, flooring, painted, plastered walls and power. Currently used for storage, this could potentially be a light-filled hobby space.

Bathroom

8'10" x 7'6" (2.7m x 2.3m)

Incorporating a three-piece suite comprising a panelled bath with main controlled shower over, pedestal wash-hand basin, low flush WC with concealed cistern, partly tiled, partly panelled walls, spotlights, wall-mounted heated towel rail, and a double-glazed window.

Outside

The property enjoys a generous corner plot with a front forecourt, parking for up to four vehicles, and a gravelled area with inset evergreen fir trees. There is also a useful, concealed bin storage area. Pedestrian gates on both sides of the property lead to the rear garden. To the rear, the property enjoys larger-than-expected gardens, attractively landscaped with ease of maintenance in mind. There is a generous paved patio area and various sections so you can enjoy the sun from all angles. A newly laid decked area with a purpose-built open-sided gazebo makes an ideal BBQ alfresco dining area. The gazebo has light and power, housing an infrared heater, to be enjoyed in all weathers. Within the garden, there is a circular flower and shrub bed. Towards the foot of the plot is a further paved area with double gates accessed from Burton Drive, with hard standing, off-road parking for a further one to two vehicles, ideal for a caravan or motorhome. At the foot of the plot is a raised sleeper bed with mature trees and shrubs.

Garage

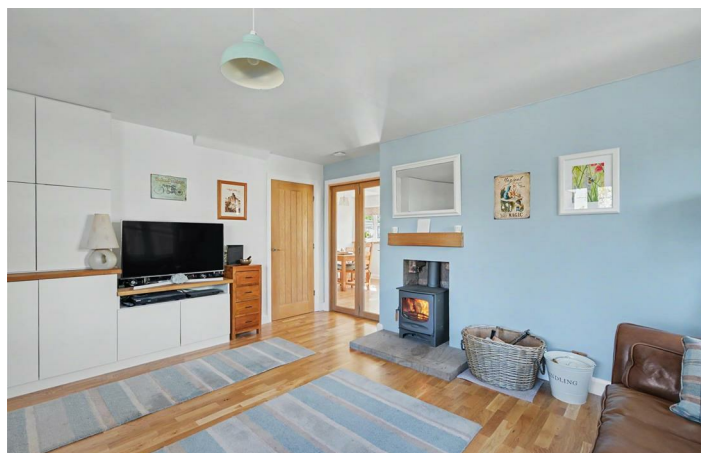
16'9" x 8'1" (5.11m x 2.48m)

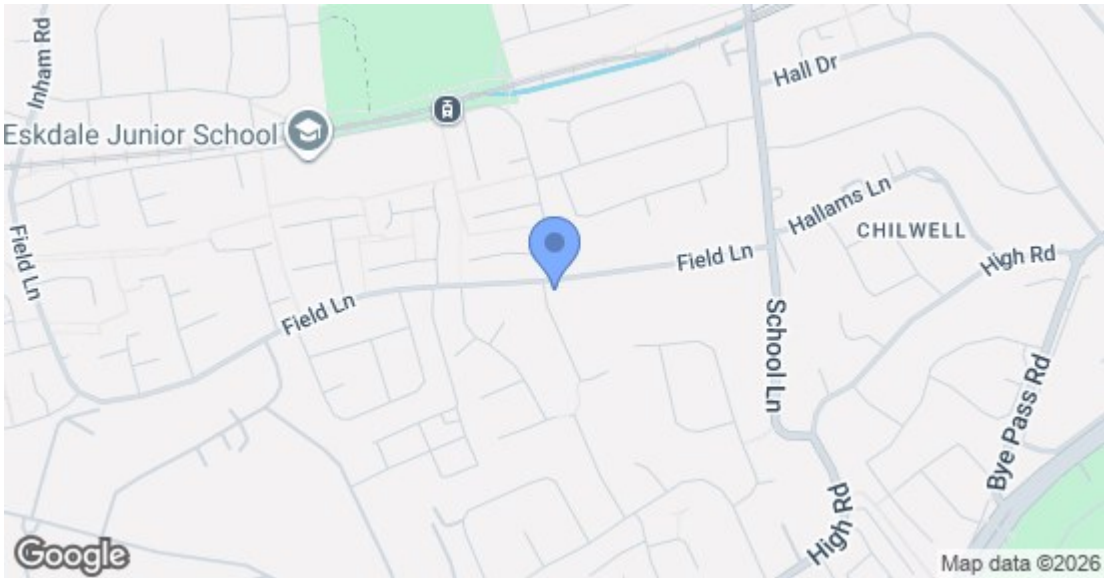
Partially integrated with light and power, a wall-mounted combination boiler (for central heating and hot water). Hatch to a small loft space for storage and doors to the front.

Garden Cabin

18'2" x 18'3" (5.55m x 5.57m)

A substantial purpose-built professional space with business planning permission for use from 9 am to 9 pm Monday to Friday. Fully insulated with air conditioning, double-glazed windows and door, light and power. Flexible use, whether as a therapy room, consulting practice, personal training studio, creative studio, or home office.





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.