



Sunnyside Road, Chilwell, NG9 4FQ
Guide Price £260,000-£270,000 Freehold


MARTIN&CO

Sunnyside Road, Chilwell

3 Bedrooms, 1 Bathroom

Guide Price £260,000-£270,000

- Three Bedroom Semi-Detached Property
- Deceptively Spacious Interior
- Immaculately Presented Throughout
- Enclosed South Facing Rear Garden With Outhouses
- On Road Parking & Potential Off Road
- Modern Fitted Kitchen
- Modern Fitted Bathroom



GUIDE PRICE £260,000-£270,000. Being offered to the market with no onward chain this immaculately presented three bedroom semi-detached house is situated in this popular location and affords a well proportioned interior throughout. The accommodation comprises of an entrance hall, dual aspect lounge/diner and modern fitted kitchen to the ground floor. To the first floor there are two large double bedrooms (master with fitted wardrobes) alongside a good

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



sized single and a modern fitted shower room. Externally, there is an established south facing rear garden and on road parking is available to the front with potential to create off road parking with a dropped kerb present. Early viewing is strongly recommended.

HALLWAY 10' 6" x 7' 6" (3.2m x 2.29m) Accessed via an external uPVC door with wood effect laminate flooring, uPVC double glazed window to the side elevation, wall mounted radiator and stairs rising to the first floor and ceiling light.

LOUNGE/DINER 20' 6" x 14' 9" (6.25m x 4.5m) With fitted carpet, dual aspect uPVC double glazed windows to the front and rear elevation, electric fire and surround, two wall mounted radiators and two ceiling lights.

KITCHEN 12' 9" x 8' 8" (3.89m x 2.64m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven,

inset gas hob with extractor hood over, wood effect laminate flooring, wall moured radiator, dual aspect uPVC double glazed windows to the rear and side elevations, under stairs storage cupboard and ceiling light.

LANDING With fitted carpet, uPVC double glazed window to the side elevation, loft hatch and ceiling light.

MASTER BEDROOM 12' 8" x 11' 5" (3.86m x 3.48m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, fitted wardrobes and ceiling light.

BEDROOM TWO 14' x 8' 8" (4.27m x 2.64m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, airing cupboard and ceiling light.

BEDROOM THREE 9' 5" x 8' 4" (2.87m x 2.54m) With fitted carpet, uPVC double glazed window to the front

elevation, wall mounted radiator, and ceiling light.

BATHROOM Comprising of a corner units with an electric shower, low flush w.c., vanity wash hand basin unit, vinyl floor covering, full wall tiling, opaque uPVC double glazed window to the rear elevation, chrome heated towel rail and ceiling light.

EXTERNAL The property enjoys a sunny, enclosed south-facing rear garden which is mainly laid to lawn with bordering flower beds, a range mature plants, shrubs and trees, fence and hedge boundary and there are several outhouses including two large stores and an outside w.c. To the front is a laid to lawn garden, mature trees, fence and hedge boundary. On road parking is available to the front and there is a dropped kerb installed in readiness of a driveway being created, if desired.









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