



Eskdale Drive,  
Chilwell, Nottingham  
NG9 5NA

**£200,000 Freehold**



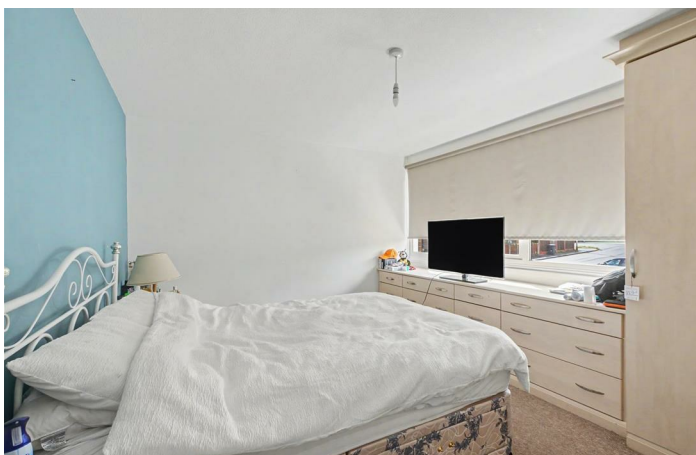
This well-proportioned end-terrace house on Eskdale Drive presents an excellent opportunity for both families and first-time buyers. The property boasts a well-designed layout, featuring two inviting reception rooms that serves as a perfect space for relaxation or entertaining guests.

With three spacious bedrooms, there is ample room for everyone, whether you require a guest room, a home office, or a children's play area. The two bathrooms add to the convenience of this home, ensuring that morning routines run smoothly for all occupants.

One of the standout features of this property is that it comes with no chain, allowing for a swift and hassle-free purchase. This is particularly advantageous for those looking to move in quickly and start enjoying their new home without delay.

The location in Chilwell is highly desirable, offering a blend of suburban tranquillity and easy access to local amenities, schools, and transport links. This makes it an ideal choice for families and professionals alike.

In summary, this end-terrace house on Eskdale Drive is a wonderful opportunity to acquire a comfortable and spacious home in a sought-after area. With its appealing features and convenient location, it is sure to attract considerable interest. Do not miss the chance to make this property your own.



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, useful understairs storage cupboard and doors to the lounge, kitchen and shower room.

### Shower Room

Comprising a shower, WC with inset wash-hand basin, radiator and UPVC double glazed window to the front.

### Kitchen

9'6" x 8'7" (2.9m x 2.62m )

Fitted with a range of wall, base and drawer units, work-surfaces, one and half bowl sink and drainer unit and a mixer tap, tiled splashbacks, space for a fridge freezer and cooker, plumbing for a washing machine, laminate flooring, UPVC double glazed window to the front and a storage cupboard.

### Dining Room

13'1" x 9'0" (4m x 2.76m )

A carpeted reception room with radiator and UPVC double glazed window to the rear.

### Rear Hallway

UPVC double glazed window to the side and UPVC double glazed door with flanking window to the other side.

### Lounge

13'11" x 11'5" (4.25m x 3.5m )

A carpeted reception room with electric fire with Adam-style mantle, radiator, UPVC double glazed window to the rear and doors to the rear hallway and dining room.

### First Floor Landing

UPVC double glazed window to the front, large storage cupboard housing the Ideal combination boiler, loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

13'3" x 10'10" (4.04m x 3.32m )

A carpeted double bedroom with fitted wardrobes and drawers, radiator and UPVC double glazed window to the rear.

### Bedroom Two

10'11" x 9'8" (3.35m x 2.95m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Three

10'8" x 7'5" (3.27m x 2.27m )

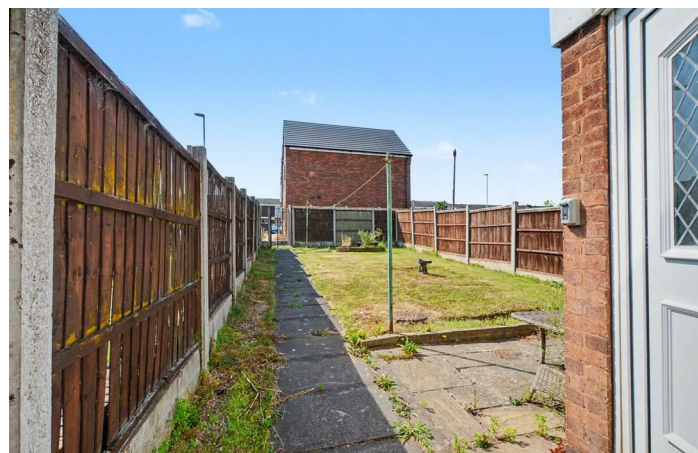
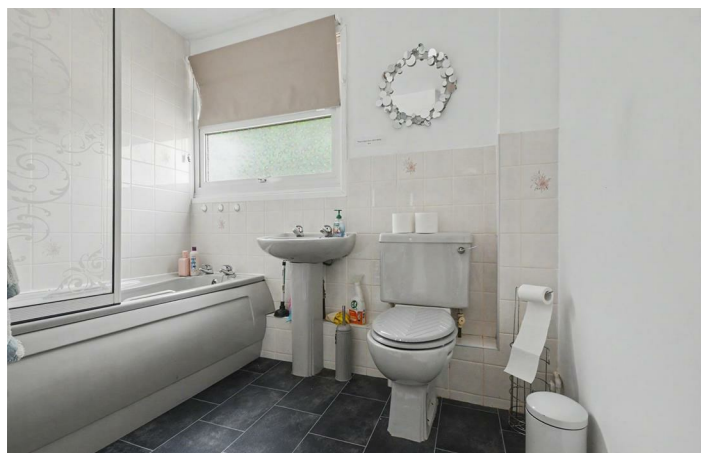
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three-piece suite comprising panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashbacks, heated towel rail and UPVC double glazed window to the front.

### Outside

To the front of the property you will find a lawned garden a useful storage shed and gated access to the rear garden which includes a paved patio overlooking the lawn beyond and fence boundaries.





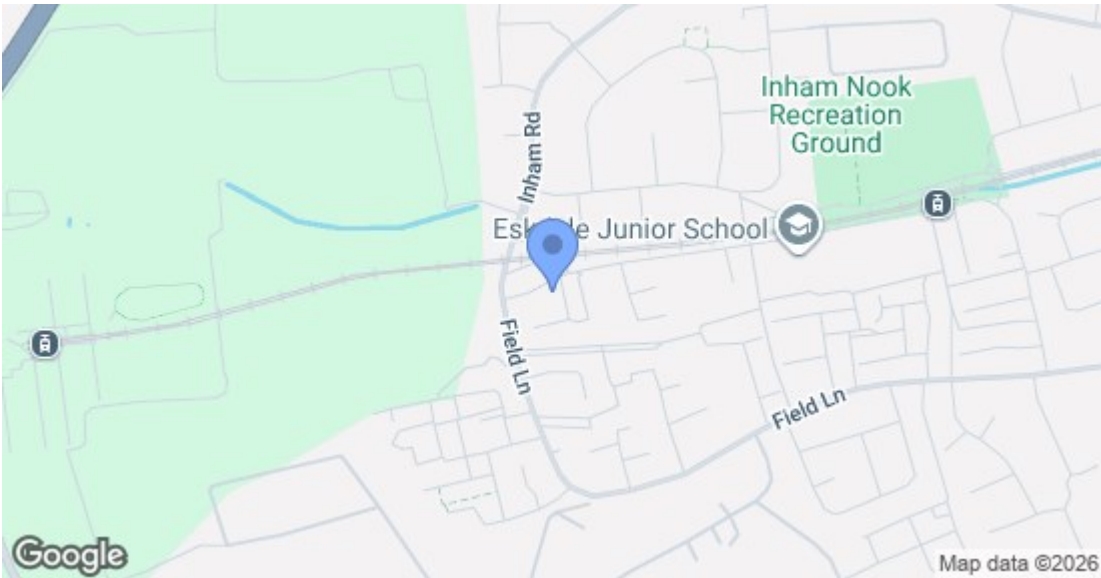
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 67        |
| (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.