



Farm Road,
Chilwell, Nottingham
NG9 5DA

£365,000 Freehold



An attractive and traditionally styled Hofton built three-bedroom semi-detached house.

Benefitting from a single storey extension to the rear, providing a large kitchen and sitting room, this property has been well-maintained and is considered an excellent opportunity likely to appeal to a wide variety of potential purchasers.

In brief the internal accommodation comprises entrance porch, entrance hall, WC, dining room, sitting room and kitchen, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive to the front providing car standing, with further hardstanding along the side of the property with the garage/workshop beyond. To the rear the property has a enclosed primarily lawned garden with a sunny aspect.

Offered to the market with the benefit of chain free vacant possession and being situated in a sought-after and established residential location, convenient for a wide range of local amenities, this great property is well-worthy of viewing.



Entrance Porch

UPVC double glazed entrance door, tiled flooring and second UPVC double glazed door leading to the entrance hallway.

Entrance Hallway

With stairs off to the first floor landing, radiator and under stairs storage cupboard.

Downstairs WC

Fitted with a WC, wall-mounted wash-hand basin with tiled splashback and extractor.

Dining Room

13'3" x 11'10" (4.06m x 3.63m)

UPVC double glazed bay window, radiator, fuel-effect gas fire with stone style surround and tiled hearth.

Sitting Room

18'6" x 10'11" (5.65m x 3.33m)

UPVC double glazed patio doors leading to the rear garden, radiator, fuel effect gas fire with tiled hearth and Adam style mantle.

Kitchen

13'5" x 7'7" (4.10m x 2.33m)

Fitted wall and base units, work surfacing with tiled splashback, inset gas hob with extractor above, inset electric oven and grill, integrated dishwasher, plumbing for a washing machine, one and half bowl sink with mixer tap, UPVC double glazed window, door to the exterior and radiator.

First Floor Landing

UPVC double glazed window and loft-hatch.

Bedroom One

15'3" x 11'11" (4.67m x 3.64m)

UPVC double glazed bay window and radiator.

Bedroom Two

18'0" x 10'11" (5.51m x 3.33m)

UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Three

8'5" x 6'11" (2.59m x 2.13m)

UPVC double glazed window and radiator.

Separate WC

Fitted with a WC and UPVC double glazed window.

Bathroom

Wash-hand basin inset to vanity unit, bath with shower off the taps, and Triton shower over, splashbacks, airing cupboard housing the Baxi boiler, UPVC double glazed window and radiator.

Outside

To the front the property has a primarily lawned garden with a walled boundary and a drive providing ample car standing, with further hardstanding running along the side of the property to the garage/workshop. To the rear the property has an enclosed garden with a patio, outside tap, lawn, stocked beds and borders, two sheds and a greenhouse.

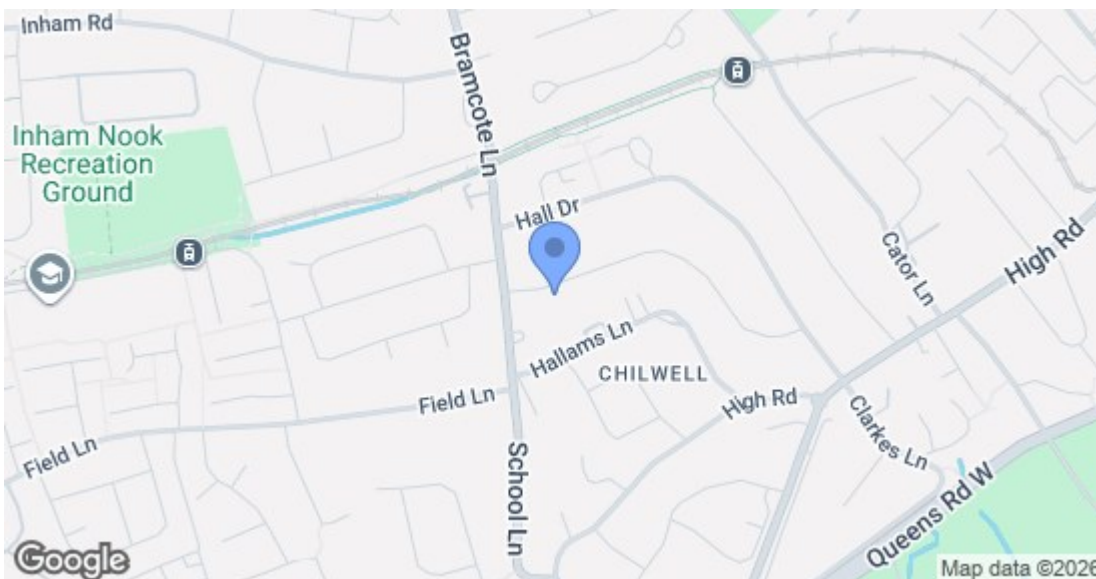
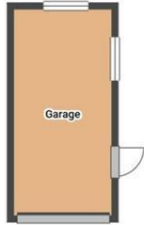
Garage/Workshop

16'0" x 7'9" (4.90m x 2.37m)

Up and over door to the front, windows to the side and rear, pedestrian door to the side, light and power.



Robert Ellis
ESTATE AGENTS



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 (CO₂) 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.