



Burgh Hall Close,  
Chilwell, Nottingham  
NG9 5JH

**£350,000 Freehold**



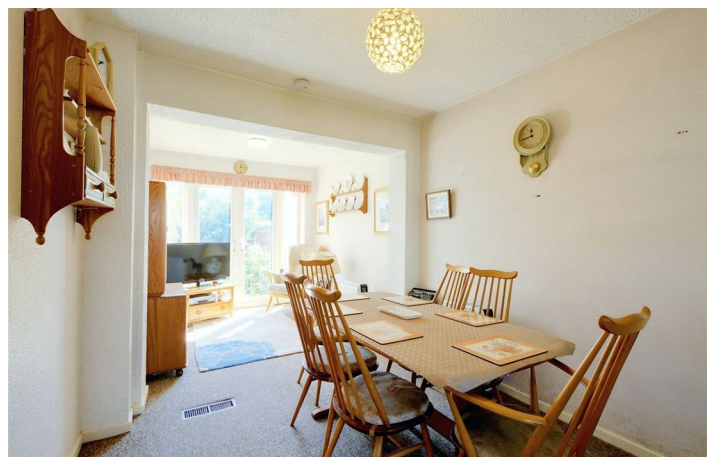
An Extended Four-Bedroom Detached House with the Benefit of a Garage.

Situated in this sought-after and convenient residential location within easy reach of a variety of local shops and amenities including schools, transport links, Chilwell Retail Park and Attenborough Nature Reserve this fantastic property is considered an ideal opportunity for a range of potential purchasers including; young professionals and families.

In brief the internal accommodation comprises; entrance hall, lounge, dining room, kitchen breakfast room, utility room, shower room and conservatory to the ground floor with three good sized double bedrooms, a further single bedroom and family bathroom to the first floor.

To the front of the property you will find a tarmac driveway with ample car standing, stocked beds or borders and gated side access leading to the generous private and enclosed rear garden which includes a patio overlooking the lawn beyond, stocked beds and borders, mature trees and shrubs, pond, shed and fence boundaries and gated access at the rear of the property that leads to Nottingham road for convenience.

Offered to the market with the benefit of UPVC double glazing throughout along with chain free vacant possession and presenting a huge amount of potential to upgrade and reconfigure to suit an incoming purchasers personal needs and requirements. An early viewing comes highly recommended.



### Entrance Hall

UPVC double glazed front door with flanking window and door leading into the lounge.

### Lounge

16'9" x 12'9" (5.11m x 3.89m )

UPVC double glazed window to the front, carpet flooring, stairs leading to the first floor, gas fire with stone surround and cladding door leading into the dining room.

### Dining Room

18'3" x 8'6" (5.58m x 2.61m )

An extended and carpeted room with UPVC double glazed French doors with flanking windows to the rear, UPVC double glazed window to the side and an opening into the kitchen breakfast room.

### Kitchen Breakfast Room

16'7" x 8'2" (5.07m x 2.49m )

Fitted with a range of wall, base and drawer units, rolled edged work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven and grill, integrated gas hob with air filter over, breakfast bar, tiled flooring and splashbacks, space for fridge freezer, UPVC double glazed window to the rear, door with flanking window leading to the conservatory and door leading into the utility room.

### Utility Room

6'5" x 6'3" (1.96m x 1.92m )

Fitted with base units, work surfaces, stainless steel sink with mixer tap, space and plumbing for washing machine, tiled flooring and splashbacks, UPVC double glazed window to the front and door leading into the shower room.

### Shower Room

Incorporating a three piece suite comprising; walk in shower, wash hand basin inset to vanity unit, low level WC, tiling to walls and floor, extractor fan, electric heater and obscured UPVC double glazed window to the rear.

### Conservatory

10'0" x 8'0" (3.06m x 2.46m )

UPVC and brick construction, tiled flooring and UPVC double glazed door to the side leading to the rear garden.

### First Floor Landing

Having a useful storage cupboard, stairs rising from the ground floor and doors leading into the family bathroom and four bedrooms.

### Bedroom One

10'2" x 9'10" (3.11m x 3.01m )

UPVC double glazed window to the front, built in wardrobes and carpet flooring.

### Bedroom Two

10'3" x 8'8" (3.13m x 2.66)

UPVC double glazed window to the rear and carpet flooring.

### Bedroom Three

14'2" x 7'8" (reducing to 5'6") (4.33m x 2.35m (reducing to 1.69m))

UPVC double glazed window to both front and rear, built in wardrobes and carpet flooring.

### Bedroom Four

UPVC double glazed window to the front.

### Bathroom

Fitted with a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, spot lights to ceiling and obscured UPVC double glazed window to the rear.

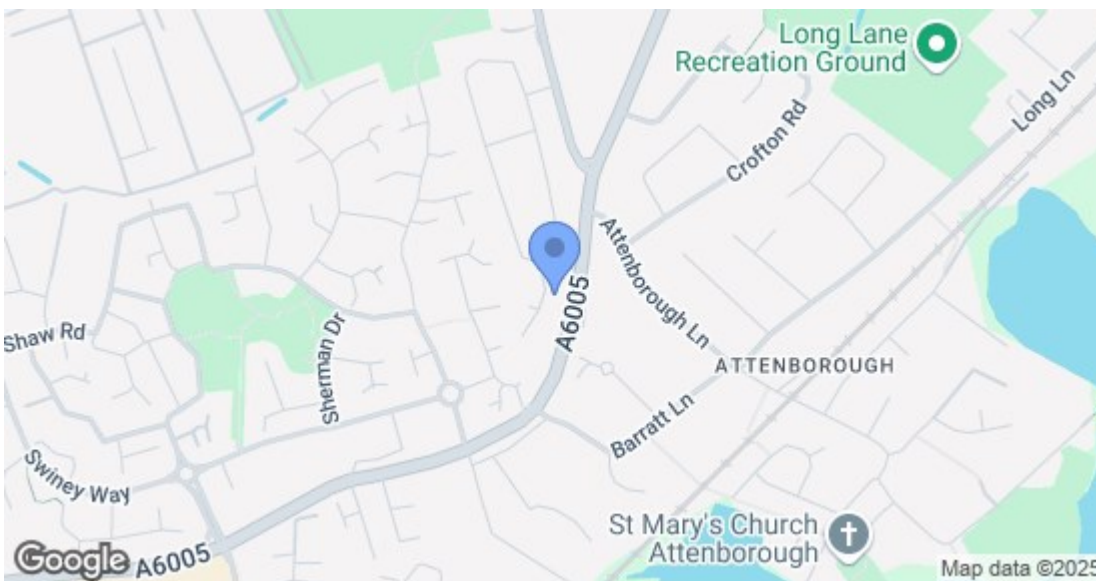
### Outside

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### Council tax Band

Broxtowe Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		57	
(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	

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.