



Chetwynd Road,  
Beeston, Nottingham  
NG9 5GD

**£250,000 Freehold**



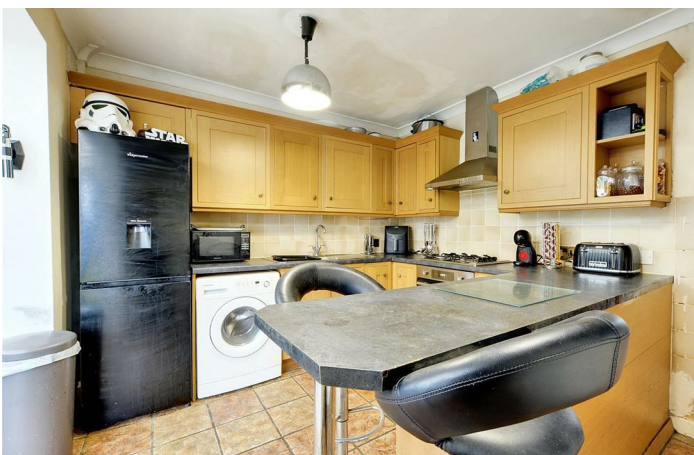
A three-bedroom semi-detached house with no upward chain.

Situated in this sought-after and convenient residential location, just a short distance from a range of local shops and amenities including schools, transport links, Chilwell Retail Park, Beeston Town Centre and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen, conservatory and bathroom to the ground floor, and rising to the first floor you will find a master bedroom with en-suite, a further two good sized bedrooms.

To the front of the property you will find a concrete driveway with an area of slate chippings, mature trees and gated side access leading to the generous and well-maintained, private and enclosed rear garden, which includes a patio overlooking the lawn beyond, with decking area with gazebo to the rear, stocked borders, a range of mature trees and shrubs, two useful storage sheds, and fence boundaries.

Offered to the market with benefit of UPVC double glazing, gas central heating and ready to move in condition, this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, and door to the lounge.

### Lounge

14'2" x 10'10" (4.33m x 3.31m)

A carpeted reception room with UPVC double glazed bay window to the front, electric fire, spot lights to ceiling, useful under stairs storage cupboard, and door to the kitchen.

### Kitchen

11'4" x 9'11" (3.46m x 3.03m)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, breakfast bar, plumbing for a washing machine, space for a fridge freezer, tiled flooring and splashback, radiator, door to the bathroom and opening to the conservatory.

### Conservatory

11'11" x 8'4" (3.65m x 2.55m)

With double glazed French doors to the side, and UPVC double glazed windows all around.

### Bathroom

9'10" x 5'6" (3.02m x 1.68m)

Incorporating a three piece suite comprising: corner spa bath with shower over, pedestal wash hand basin, low level WC, tiled walls, laminate flooring, heated towel rail, UPVC double glazed window to the side and spot lights.

### First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the three bedrooms.

### Bedroom One

14'2" x 10'10" (4.33m x 3.31m)

A carpeted double bedroom with UPVC double glazed window to the front, radiator and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising: a rainforest shower, wash hand basin inset to vanity unit, tiled flooring and walls, heated towel rail, extractor fan, spot lights and UPVC double glazed window to the front.

### Bedroom Two

12'10" x 9'10" (3.93m x 3m)

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

### Bedroom Three

9'9" x 7'3" (2.98m x 2.22m)

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

### Outside

To the front of the property you will find a concrete driveway with an area of slate chippings, mature trees and gated side access leading to the generous and well-maintained, private and enclosed rear garden, which includes a patio overlooking the lawn beyond, with decking area with gazebo to the rear, stocked borders, a range of mature trees and shrubs, two useful storage sheds, and fence boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

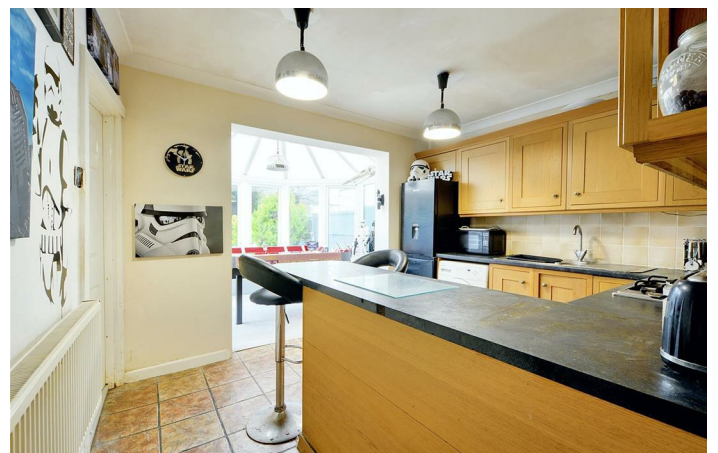
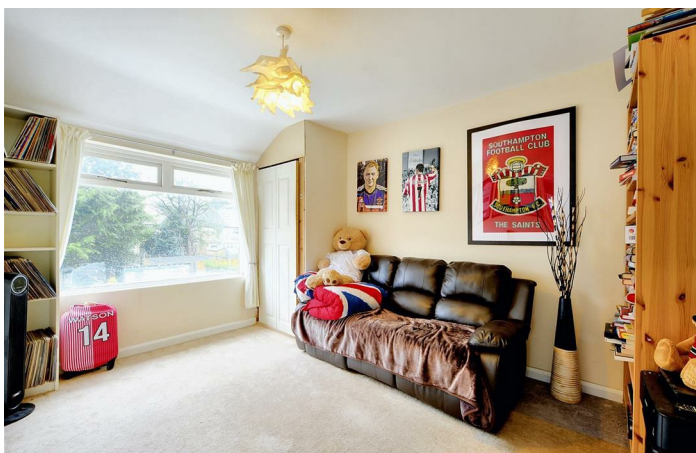
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

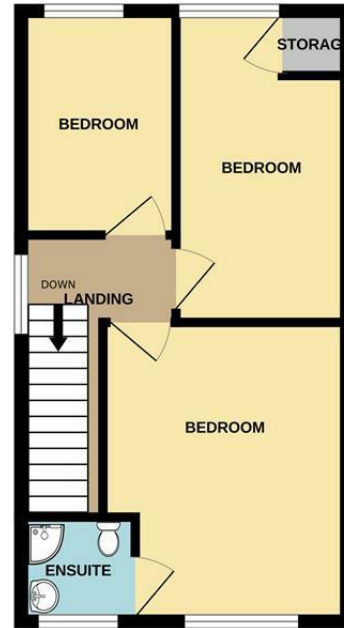
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



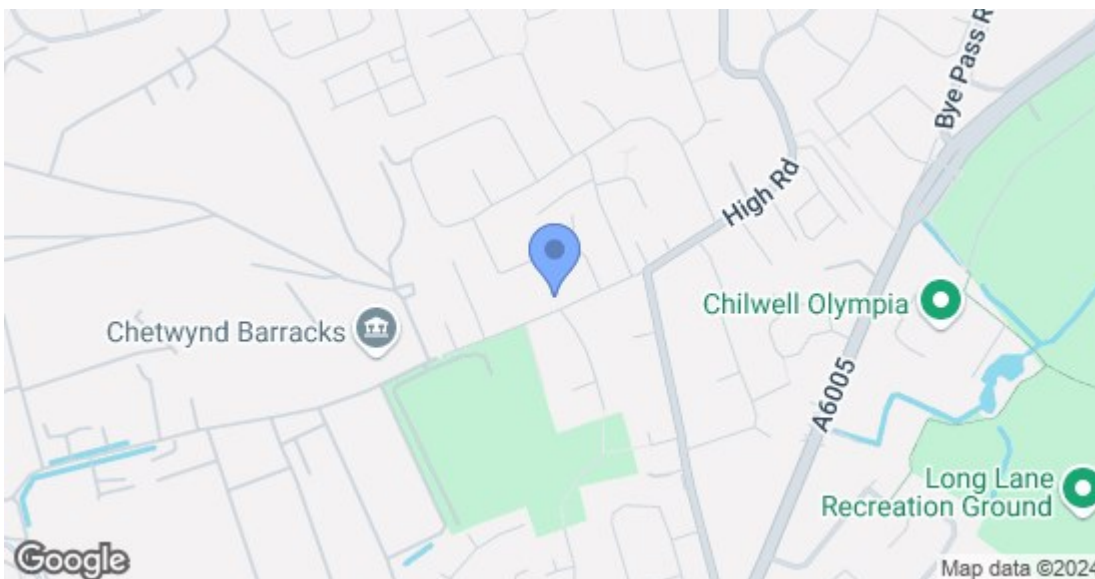
GROUND FLOOR



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 items are approximate and no responsibility is taken for any error, omission or mis-statement. 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   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (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 |           |

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