



**Chippenham Road  
Bestwood, Nottingham NG5 5SS**

**£215,000 Freehold**

A WELL PRESENTED THREE BEDROOM  
SEMI DETACHED PROPERTY SITUATED IN  
BESTWOOD, NOTTINGHAM!



Welcome to this well-presented three-bedroom semi-detached home, nestled in the popular area of Bestwood, Nottingham. This charming property offers a wonderful combination of generous living spaces and inviting outdoor areas, making it an excellent choice for families or those seeking a comfortable and conveniently located home.

Upon arrival, you'll be greeted by a well-maintained front garden, adding a touch of greenery to the property's entrance. The generous driveway provides ample parking for multiple vehicles, making it ideal for families or those who love to entertain guests. The home enjoys a peaceful position with lovely views from the rear, offering a sense of privacy and tranquillity.

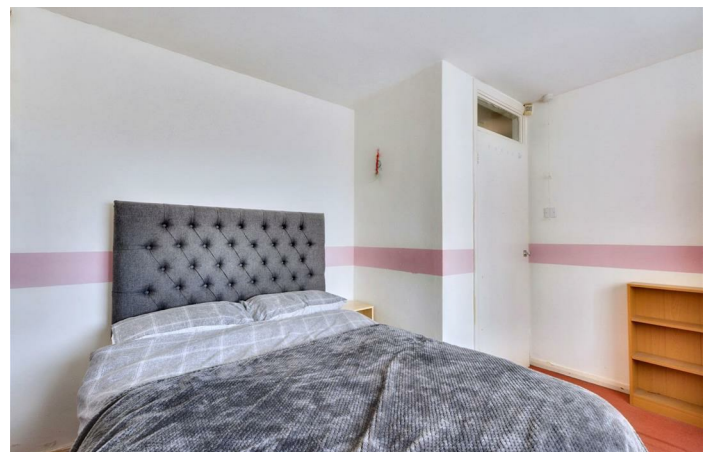
Step inside to discover a spacious and welcoming interior. The ground floor features a bright and airy lounge, perfect for relaxing evenings with family or friends. Adjacent to the lounge is a separate dining room, offering a fantastic space for meals, gatherings, or even a home office setup if needed. The kitchen is well-appointed with ample counter space and storage, making it a functional hub for cooking and meal preparation.

For added convenience, the ground floor also boasts a modern shower room complete with a WC, offering flexibility and ease for busy households.

Upstairs, you'll find three generously sized bedrooms, each filled with natural light and offering ample space for wardrobes and personal touches. The family bathroom on this level features a full suite, making it perfect for unwinding after a long day.

The outdoor spaces are just as impressive as the interior. The rear garden is a real highlight, providing a good-sized lawn area that is perfect for children to play, outdoor dining, or simply enjoying the fresh air. The garden also benefits from lovely views.

**DO NOT MISS OUT CALL US TODAY TO ARRANGE YOUR VIEWING!**



### Front of Property

To the front of the property there is a lawn area, gate, driveway for multiple cars, plenty of on road parking.

### Entrance Hallway

UPVC composite door, carpeted flooring, wall mounted radiator, stairs to first floor, door to the lounge.

### Lounge

22'4" x 10'3" approx. (6.82 x 3.13 approx.)

Double glazed window to the front, wall mounted radiator, dado rail, carpeted flooring, gas fire with hearth tiled and wood surround, wood panelling on the chimney breast, tv point, glass double doors to the dining room, door to kitchen.

### Dining Room

8'3" x 9'10" approx (2.54 x 3.02 approx )

Wooden laminate flooring, wall mounted radiator, double glazing windows and door to the rear.

### Downstairs WC

3'10" x 9'2" approx (1.18 x 2.81 approx)

Tiled flooring and splashbacks, hand wash basin with hot and cold tap, potential for a shower room, double glazed frosted window to the rear.

### Kitchen

18'0" x 7'6" approx (5.49 x 2.31 approx )

Tiled flooring, wall mounted radiator, double glazed windows to the side and rear, door to the pantry, storage cupboard, space for a fridge freezer, range of wall and drawer units with work surfaces over, incorporating an electric oven with a 4 ring gas hob above, double sink and drainer with a mixer tap, plumbing for a washing machine, , composite door to the side giving access to the rear garden.

### First Floor Landing

Carpeted stairs and landing, wall mounted radiator, doors to bedrooms, two storage cupboards containing the combination boiler and access to the loft.

### Bedroom 1

10'2" x 11'6" approx. (3.10 x 3.53 approx.)

Carpeted flooring, wall mounted radiator, built-in storage cupboard, double glazed window.

### Bedroom 2

10'6" x 11'1" approx. (3.21 x 3.39 approx.)

Carpeted flooring, wall mounted radiator, double glazed window to the rear.

### Bedroom 3

5'8" x 11'7" approx. (1.74 x 3.54 approx.)

Carpeted flooring, wall mounted radiator, double glazed window to the front, built-in storage cupboard.

### Family Bathroom

7'1" x 7'10" approx. (2.16 x 2.41 approx.)

Tile effect lino flooring, double glazed window to the rear, tiled splashback, vanity hand wash basin with mixer tap, spotlights to the ceiling, extractor fan, WC, heated towel rail, bath with mixer tap and mains fed shower above

### Rear of Property

To the rear of the property there is side gate access to an enclosed rear patio area, steps leading down to the lawn, and a shed, garden area is surrounded by hedging, plenty of storage for bins.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

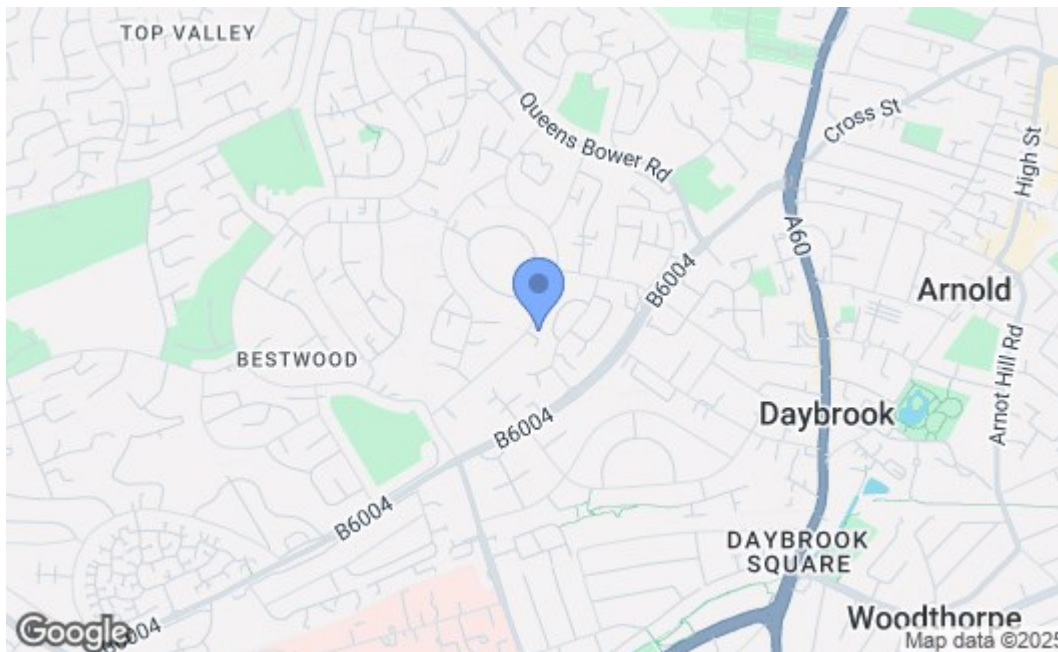
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

I025MR/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.