



Harris Road,  
Chilwell, Nottingham  
NG9 4FB

**£275,000 Freehold**



An extended three-bedroom semi-detached house.

Benefitting from a single pitched roof extension to the rear, which accommodates a large open plan kitchen diner with island, and also having three good sized bedrooms, this excellent property is ideal for a first time buyer, family or investor.

In brief the internal accommodation comprises: entrance hall, bathroom, sitting room, open plan kitchen diner to the ground floor, then rising to the first floor is the principal bedroom with en-suite toilet facilities and two further bedrooms.

Outside the property has a drive to the front providing car standing and a gravelled area, to the rear there is a landscaped garden with summer house.

Occupying a sought-after and established residential location, convenient for local shops, schools, parks and excellent transport links including the A52 and NET tram.



### Entrance Hallway

UPVC double glazed entrance door, radiator with decorative cover, stairs off to the first floor landing, and under stairs cupboard.

### Bathroom

10'11" x 5'1" (3.34m x 1.56m )

With fittings in white comprising: low level WC, pedestal wash hand basin, bath with 'Triton' shower over, part tiled walls, two UPVC double glazed windows and radiator.

### Sitting Room

14'10" x 10'7" (4.54m x 3.23m )

UPVC double glazed window to the front, radiator, and recess in the chimney breast with tiled hearth.

### Kitchen Diner

17'6" x 14'11" maximum overall measurements (5.35m x 4.55m maximum overall measurements )

With an extensive range of fitted wall and base units, work surfacing with tiled splashback, kitchen island with breakfast bar, one and half bowl sink and drainer unit with mixer tap, cooker point with extractor over, plumbing for a washing machine and dishwasher, inset ceiling spot lights, radiator, UPVC double glazed window, patio door and further door to the exterior.

### First Floor Landing

UPVC double glazed window and loft hatch.

### Bedroom One

13'0" x 11'8" (3.98m x 3.56m )

UPVC double glazed window, radiator, cupboard

### WC

With fittings in white comprising: low level WC, pedestal wash hand basin, part tiled walls, UPVC double glazed window and extractor fan.

### Bedroom Two

12'4" x 8'0" (3.78m x 2.46m )

UPVC double glazed window, radiator and wall mounted cupboard.

### Bedroom Three

8'7" x 7'10" (2.62m x 2.41m )

UPVC double glazed window, radiator, and airing cupboard housing the 'Glow-Worm' boiler.

### Outside

To the front the property has a drive providing car standing, and a gravelled area with tree. Along the side of the property there is a outside tap and gated access to the rear garden. To the rear the property has a landscaped garden with power point, two patios, lawn, pond and a summer house.

### 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

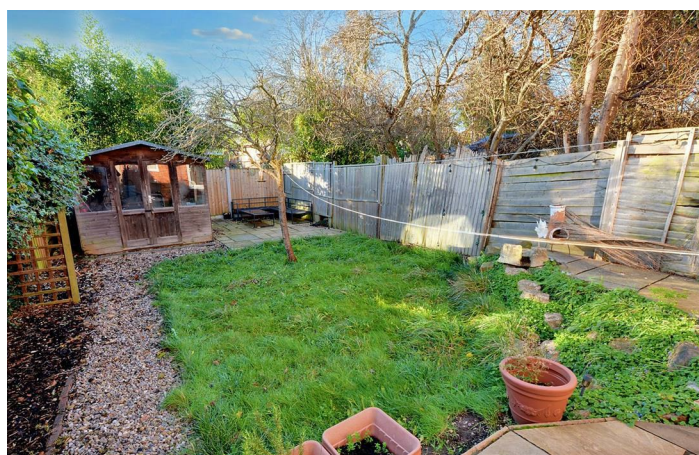
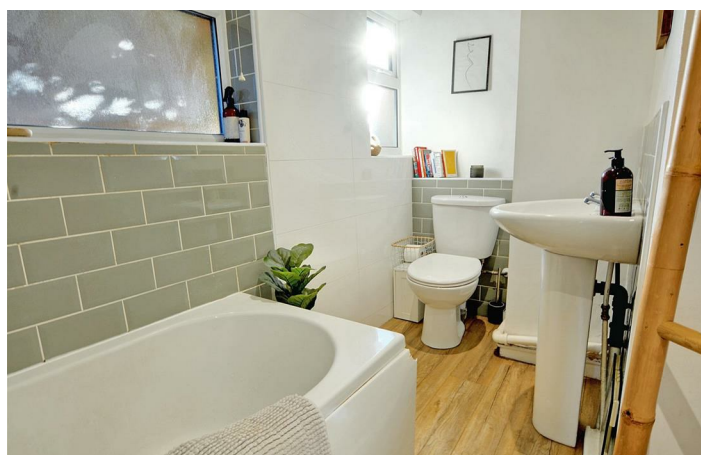
Planning Permissions/Building Regulations: Previous owner carried out extension work.

Accessibility/Adaptions: None

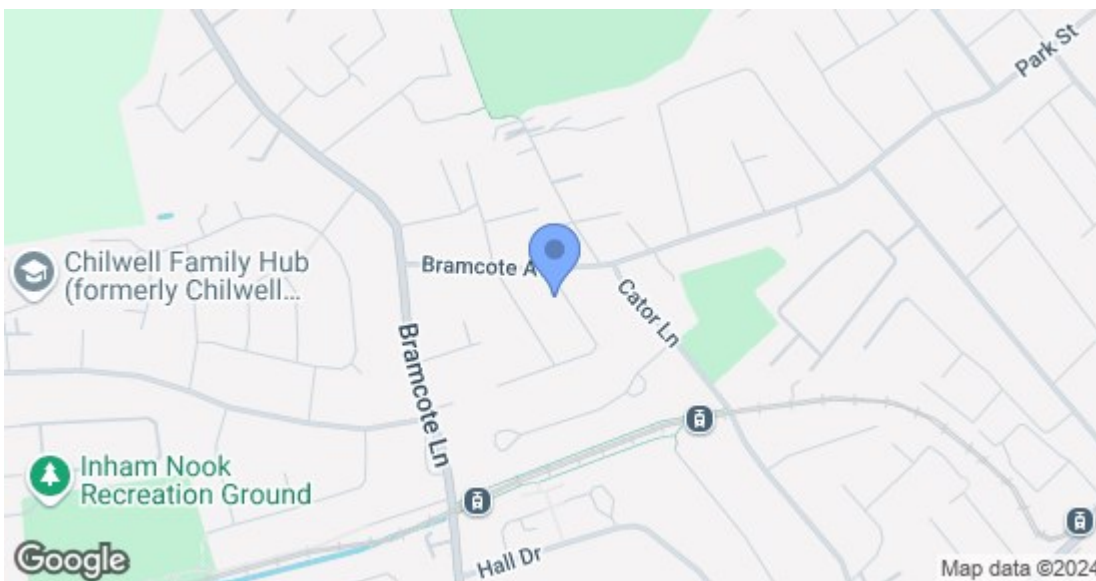
Has the Property Flooded?: No

### 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.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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