



Clarks Lane,  
Chilwell, Nottingham  
NG9 5BL

**£465,000 Freehold**



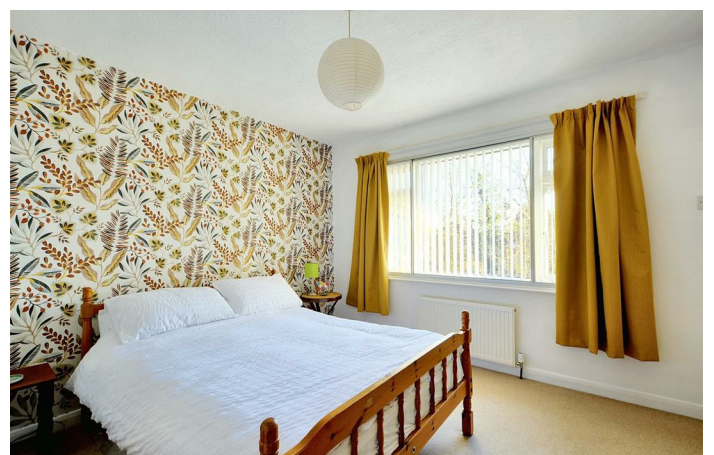
A 1960's built extended four-bedroom detached house.

This well-presented and generously proportioned house, with four good sized bedrooms would make an ideal family home, though is likely to appeal to a wide variety of potential purchasers.

In brief the internal accommodation comprises: entrance porch, entrance hallway, lounge diner, kitchen, and garden room, rising to the first floor are four good sized bedrooms and a modern bathroom.

Outside the property occupies a good sized plot with a drive to the front with the garage beyond, and to the rear the property has a primarily lawned garden with patio and well stocked beds and borders with shrubs and trees.

Tucked in an established and convenient residential location, well placed for a wide range of local amenities, this great house offers further potential to extend and remodel, subject to the necessary consents.



### Entrance Porch

10'5" x 5'11" (3.18m x 1.82m)

UPVC double glazed entrance door, UPVC double glazed windows and wooden door with flanking windows leads to the hallway.

### Entrance Hallway

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

### Kitchen

11'10" x 9'10" decreasing to 6'8" (3.63m x 3.02m decreasing to 2.04m )

With an extensive range of fitted wall and base units, work surfacing with splashback, one and half bowl sink and drainer unit with mixer tap, inset induction hob with extractor above, inset electric oven and grill, integrated dishwasher, washing machine and fridge, UPVC double glazed window, radiator, wooden door to the exterior with UPVC double glazed window to the side.

### Lounge Diner

20'5" decreasing to 11'7" x 20'4" (6.23m decreasing to 3.55m x 6.21m )

UPVC double glazed window to the front with secondary glazing, double glazed patio door and further UPVC double glazed window to the rear, two radiators and a Adam-style fire surround with fuel effect electric fire.

### Garden Room

18'11" x 9'5" (5.77m x 2.88m )

UPVC double glazed windows and patio doors leading to the rear garden and a wall mounted gas heater.

### First Floor Landing

UPVC double glazed window, radiator and useful store cupboard.

### Bedroom One

11'8" x 11'1" (3.56m x 3.38m )

UPVC double glazed window with secondary glazing and radiator.

### Bedroom Two

11'8" x 8'10" (3.58m x 2.71m )

UPVC double glazed window, radiator, fitted wardrobes and bedside tables.

### Bedroom Three

11'1" x 10'11" (3.38m x 3.34m )

UPVC double glazed window, radiator, fitted wardrobes and dressing table.

### Bedroom Four

8'10" x 7'10" (2.71m x 2.41m )

UPVC double glazed window, radiator and airing cupboard housing the hot water cylinder.

### Bathroom

10'2" x 5'10" (3.10m x 1.80m )

With modern fittings in white comprising: low level WC, wash hand basin inset to vanity unit, bath, shower cubicle with mains controlled shower over, part tiled wall, tiled flooring, two UPVC double glazed windows and radiator.

### Outside

To the front the property has a drive providing ample car standing with the garage beyond and established shrub borders. Gated access leads along the side of the property where there is paving. To the rear the property has an enclosed and mature garden with patio, outside tap, lawn, various well stocked beds and borders with shrubs and trees and a further gravelled area.

### Garage

16'2" x 7'10" (4.94m x 2.40m )

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

### 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: No works carried out by current vendor.

Accessibility/Adaptions: None

Has the Property Flooded?: No



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			
<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.