



Topliff Road,
Chilwell, Nottingham
NG9 5AS

£325,000 Freehold



An extended three-bedroom semi-detached house with a garage.

Situated in this popular and convenient residential location, readily accessible for 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 first time buyers, young professionals, and families.

In brief the internal accommodation which is arranged over three floors comprises: entrance hall, WC, kitchen, and open plan lounge diner to the ground floor, two good sized double bedrooms and family bathroom to the first floor, and to the second floor you will find the principal bedroom with en-suite and walk-in wardrobe.

Outside to the front of the property there is driveway providing off-road parking, with the garage beyond, and to the rear there is a private and enclosed garden.

Offered to the market with the benefit of ready to move in condition, rear extension, light, and airy living space, and UPVC double glazing and gas central heating throughout, this great property is well worthy of an early interval viewing in order to be fully appreciated.



Entrance Hall

Composite front door, laminate flooring, stairs to the first floor, radiator, spacious built in storage cupboard, and doors to the lounge, kitchen and WC.

WC

Fitted with a low level WC, wash hand basin inset to vanity unit, laminate flooring, radiator, and UPVC double glazed window to the front.

Kitchen

11'11" x 5'11" (3.65m x 1.81m)

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 induction hob and extractor fan over, integrated dishwasher, space for a fridge freezer, plumbing for a washing machine, laminate flooring, radiator, and UPVC double glazed window to the front.

Lounge

15'2" x 12'9" (4.63m x 3.91m)

A carpeted reception room with electric fire, radiator, UPVC double glazed window to the side, useful under stair storage cupboard and opening to the dining room.

Dining Room

12'1" x 9'1" (3.7m x 2.79m)

Laminate flooring, radiator, two feature Velux windows, and double glazed aluminium bi-fold doors to the rear decking.

First Floor Landing

With radiator, stairs to the second floor and doors to the bathroom and two bedrooms.

Bedroom Two

12'9" x 10'5" (3.91m x 3.2m)

UPVC double glazed window to the rear, carpet flooring and radiator.

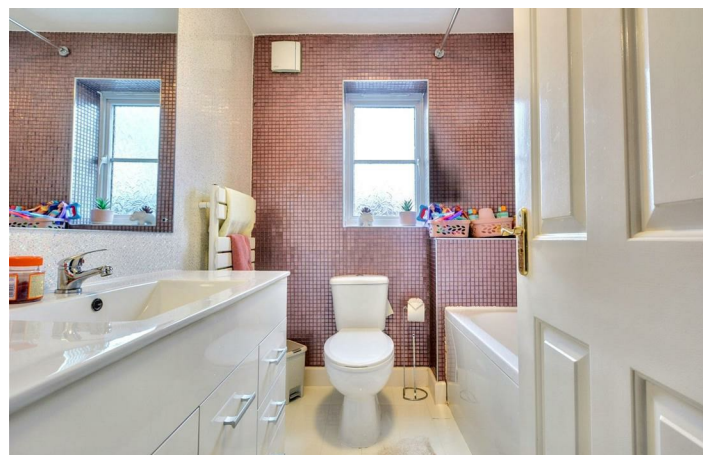
Bedroom Three

12'9" x 10'2" (3.91m x 3.12m)

Two UPVC double glazed windows to the front, carpet flooring, and radiator.

Bathroom

Incorporating a three piece suite comprising: panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, heated towel rail, electric shaver point, and UPVC double glazed window to the side.



Second Floor Landing

With doors to the shower room and main bedroom.

Bedroom One

12'9" reducing to 9'3" x 12'7" (3.9m reducing to 2.84m x 3.84m)

UPVC double glazed windows to the front and side, radiator and door to the walk-in wardrobe.

Shower Room

Incorporating a three piece suite comprising: corner shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashbacks, heated towel rail, spotlights to ceiling, extractor fan, Velux window and electric shower point.

Outside

To the front of the property there is a low maintenance forecourt with hedge boundary, and a tarmac driveway to the side with the garage beyond. To the rear there is a private and enclosed garden which includes a decking area, gravelled area, artificial lawn and fence boundaries.

Garage

With up and over garage door to the front, and a pedestrian door to the side.

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

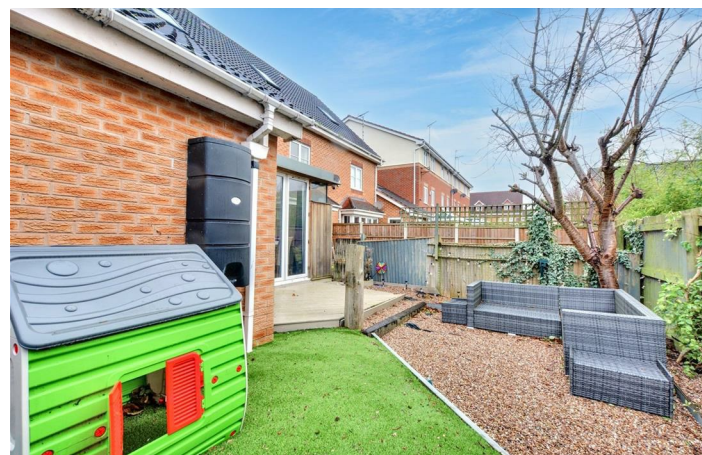
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

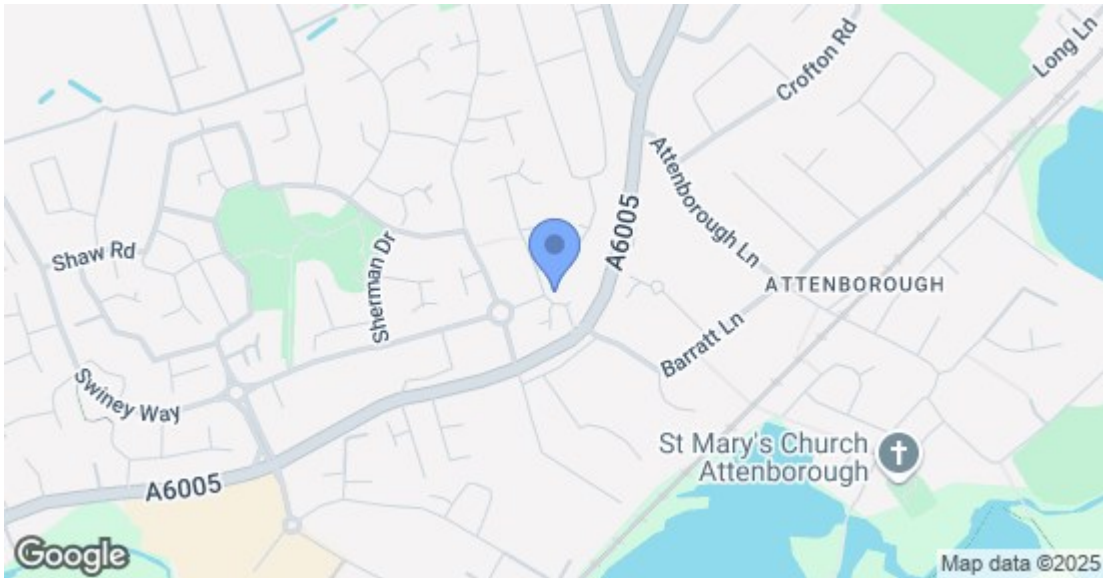
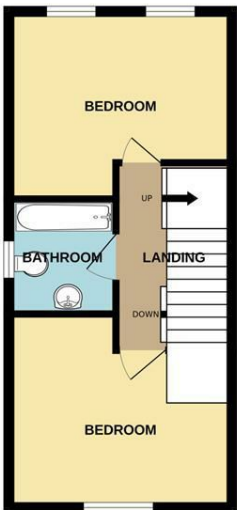
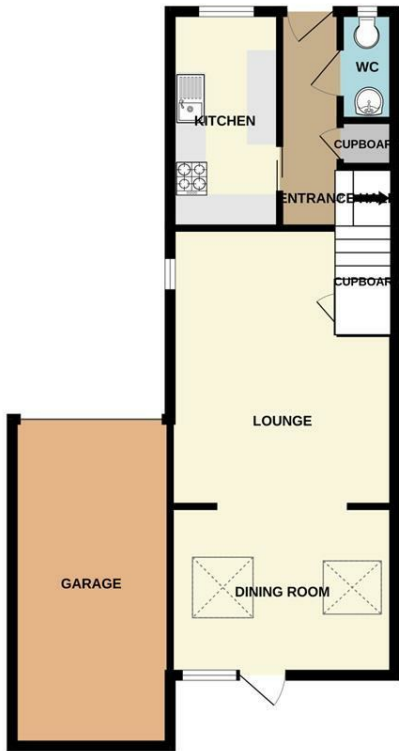
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.