

# Robert Ellis

*look no further...*



Balshaw Way,  
Chilwell, Nottingham  
NG9 6RQ

**£335,000 Freehold**

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@robertellisea





A FOUR BEDROOM, THREE STOREY SEMI DETACHED HOUSE, FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this four bedroom semi detached home which is situated in this popular part of Chilwell. The property offers a great space throughout with accommodation set over three floors providing a fantastic space internally. Positioned within a popular development and close to a range of local shops and amenities in addition to a variety of local schools.

This semi detached home, set over three floors, provides a great space and fantastic sized rooms. The property benefits from gas central heating and double glazing and in brief the internal accommodation comprises of a hallway, ground floor w.c., box bay fronted kitchen and lounge diner to the rear aspect. To the first floor, there are three bedrooms and a family bathroom. The master bedroom occupies the top floor and boasts fitted wardrobes, dressing area and an en suite shower room.

Situated in this popular and now established residential location with many local amenities nearby such as a useful parade of shops, doctors surgery, regular bus service to Beeston and Nottingham City and slightly further afield can be found Chilwell Retail Park, the Village Hotel and Leisure Centre and the picturesque Attenborough Nature Reserve. The area is served by good road networks to other areas including the M1 Motorway for further afield and a train station can be found at Attenborough and Beeston.



### Entrance Hall

Double glazed door to the front, stairs to the first floor, door to lounge, laminate flooring and a radiator.

### Ground Floor w.c.

Double glazed window to the front, low flush w.c., tiled flooring and pedestal wash hand basin.

### Kitchen

13' x 7'6 approx (3.96m x 2.29m approx)

Double glazed box bay window to the front, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, four ring gas hob, extractor hood over, integrated electric oven, tiled flooring and part tiled walls.

### Lounge

16'2 x 11' to 14'2 approx (4.93m x 3.35m to 4.32m approx)

Double glazed window and double glazed patio doors to the rear, double glazed window to the side, laminate flooring, TV point and storage cupboard.

### First Floor Landing

Stairs to the second floor and doors to:

#### Bedroom 2

14'2 x 7'9 approx (4.32m x 2.36m approx)

Double glazed window to the front and a radiator.

#### Bedroom 3

11'7 x 7'8 approx (3.53m x 2.34m approx)

Double glazed window to the rear and a radiator.

#### Bedroom 4

8'5 x 5'8 approx (2.57m x 1.73m approx)

Double glazed window to the front and a radiator.

### Bathroom

Double glazed window to the rear, low flush w.c., vanity wash hand basin, radiator and part tiled walls.

### Second Floor

Radiator and entrance to:

#### Bedroom 1

16' x 12'1 max approx (4.88m x 3.68m max approx)

Double glazed window to the rear, built-in wardrobe and storage cupboard, laminate flooring, radiator and archway through to:

### Dressing Room

8'8 x 5'3 approx (2.64m x 1.60m approx)

Velux window to the rear, laminate flooring and access to:

### En-Suite

Velux window, shower cubicle with electric shower, vanity wash hand basin, low flush w.c., part tiled walls.

### Outside

The rear garden is laid mainly to lawn, patio area and detached garage. Wall and fencing to the boundaries.

### Garage

With up and over door to the front.

### Directions

Leave Beeston on Station Road passing over the traffic lights with Tesco into the continuation of Station Road. At the traffic light crossroads turn right onto Queens Road and continue as it becomes Queens Road West and Bye Pass Road, Chilwell. Pass through the Attenborough traffic lights onto Nottingham Road and continue along the road and at the second set of traffic lights turn right onto Swiney Way by the Cornmill public house. At the roundabout take the second exit onto Woodward Avenue. At the T junction bear right into the continuation of Woodward Avenue following the road around and bear left where Balshaw Way can be found.

8387AMCO

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 12mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

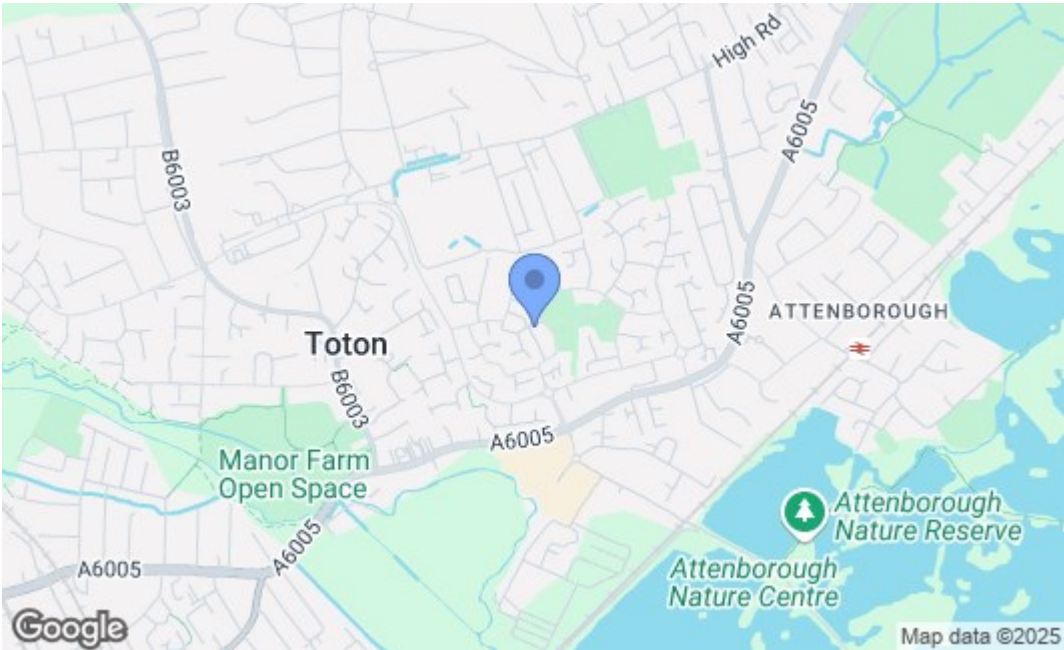
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	74	
(69-80) C		
(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 <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		
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.