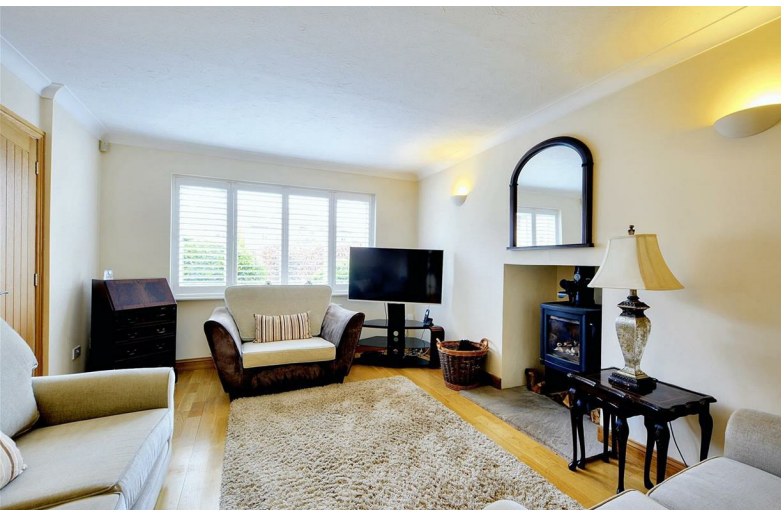


# Robert Ellis

*look no further...*



Whitton Close,  
Chilwell, Nottingham  
NG9 6PB

**£420,000 Freehold**

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An immaculately presented and well-proportioned, four-bedroom detached house with an integral garage.

Situated in this sought-after and convenient residential location, within easy reach of 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 growing families.

In brief the internal accommodation comprises: porch, entrance hall, lounge, dining room, sitting room, kitchen, WC, and integral garage to the ground floor, and to the first floor you will find the main bedroom suite, a further three good sized bedrooms and family bathroom.

To the front of the property you will find a small lawned garden with mature shrubs, blocked paved driveway offering car standing, and gated side access leading to the private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of stocked beds and borders, mature trees and shrubs, useful storage shed, greenhouse, and fence boundaries.

Having been upgraded and extended and by the current vendors and offered to the market with the benefit of chain free vacant possession, this excellent property truly must be viewed in order to be fully appreciated.



### Porch

UPVC double glazed entrance door with flanking windows, UPVC double glazed window to the side, tiled flooring and secondary door with flanking window leading to the entrance hall.

### Entrance Hall

With Stairs leading to the first floor, laminate flooring, radiator, and doors to the kitchen, WC, integral garage, and lounge.

### Lounge

14'9" x 11'5" (4.52m x 3.5m )

Laminate flooring, UPVC double glazed window with fitted shutters to the front, radiator, log burner with stone hearth, door to the dining room.

### Dining Room

10'0" x 8'9" (3.05m x 2.68m )

Laminate flooring, radiator, and opening into the sitting room.

### Sitting Room

12'5" x 11'3" (3.81m x 3.43m )

Laminate flooring, two Velux windows, radiator, UPVC double glazed windows with fitted shutters to the rear and side, and UPVC double glazed French doors with fitted shutters to the side.

### Kitchen

15'11" x 8'9" (4.86m x 2.67m )

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit and mixer tap, integrated double electric Neff oven, inset Bosch gas hob with Neff extractor fan over, integrated fridge, dishwasher and washing machine, a second sink and drainer unit with mixer tap, tiled splashbacks, contemporary radiator, spotlights to ceiling, useful under stairs storage cupboard/pantry, and UPVC double glazed door and window to the rear.

### Downstairs WC

Fitted with a WC, wall mounted wash-hand basin, tiled flooring and splashbacks, heated towel rail, UPVC double glazed window to the side.

### Integral Garage

17'1" x 7'8" (5.23m x 2.36m )

Electric roll up garage door to the front, light and power.

### First Floor Landing

Airing cupboard housing the hot water cylinder, and doors to the bathroom and four bedrooms.

### Bedroom One

11'8" x 11'6" (3.58m x 3.51m )

Laminate flooring, built in wardrobe, UPVC double glazed window with fitted shutters to the front, radiator and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, low level WC, tiled flooring and walls, heated towel rail, UPVC double glazed window to the front, spotlights to ceiling, and extractor fan.

### Bedroom Two

11'9" x 10'11" reducing to 8'2" (3.59m x 3.35m reducing to 2.49m )

Laminate flooring, built in wardrobe, UPVC double glazed window with fitted shutter to the front, loft hatch, and radiator.

### Bedroom Three

8'10" x 8'5" (2.7m x 2.58m )

A carpeted bedroom with UPVC double glazed window with fitted shutter to the rear, and radiator.

### Bedroom Four

8'10" x 7'8" (2.7m x 2.34m )

A carpeted bedroom with UPVC double glazed window with fitted shutter to the rear, radiator, and built in storage cupboard.

### Shower Room

Incorporating a three-piece suite comprising: large walk in shower, with a mains controlled shower over-head and further shower handset, wash-hand sin inset to vanity, low level WC, tiled flooring and walls, heated towel rail, spotlights to ceiling, extractor fan, and UPVC double glazed window to the rear.

### Outside

To the front of the property, you will find a small lawned garden with mature shrubs, blocked paved driveway offering car standing, and gated side access leading to the private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of stocked beds and borders, mature trees and shrubs, useful storage shed, greenhouse, and fence boundaries.

### 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

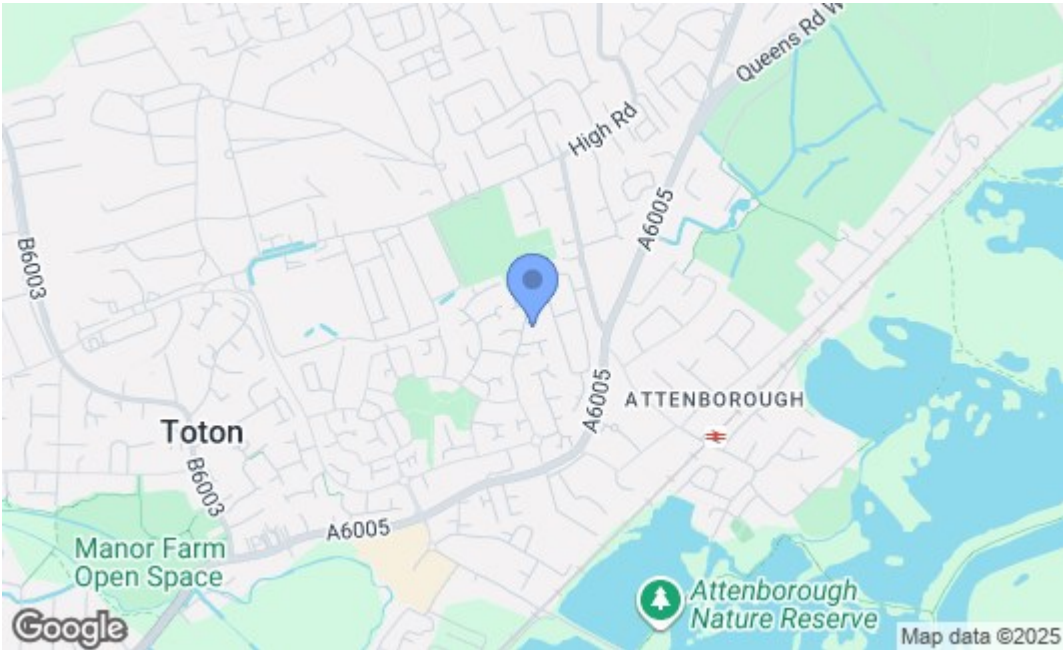
Accessibility/Adaptions: None

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.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 73      |           |
| (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                         |         |           |

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