



Blandford Road,  
Chilwell, Nottingham  
NG9 4GY

**£300,000 Freehold**



An extended semi-detached property with a loft conversion providing three double bedrooms and additional study.

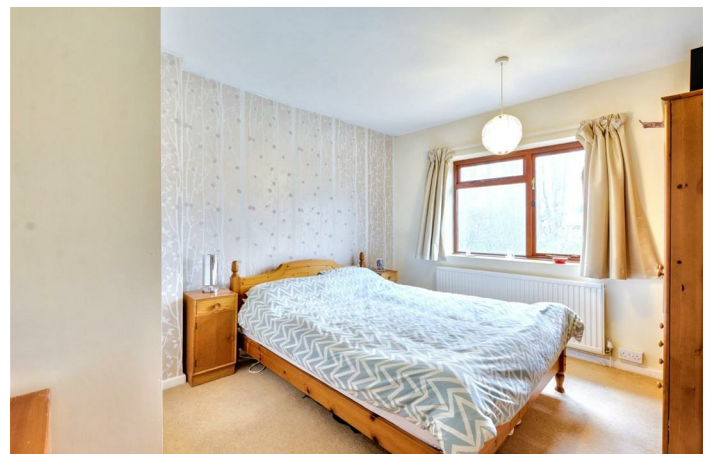
Situated in Chilwell, you are within access to a wide range of local amenities including Eskdale School, shops, public houses, healthcare facilities and excellent transport links such as the A52 and the NET tram.

This great property would be considered a fantastic opportunity for young professionals, growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: An entrance hall, large lounge, and extended kitchen diner to the ground floor. Then rising to the first floor are two double bedrooms, bathroom, separate WC, and study with staircase leading to the main bedroom with en-suite.

Outside to the front of the property are some mature shrubs with a paved footpath leading to the front door. The large, enclosed rear is then primarily lawned with a paved seating area.

Offered to the market with the benefit of no upward chain, gas central heating and double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

Composite entrance door through to the entrance hall with laminate flooring, radiator, and access to a useful storage cupboard.

### Lounge

20'2" x 12'9" (6.17m x 3.90m )

A spacious reception room, with laminate flooring, gas fireplace, radiator, skylight window and French doors to the rear garden.

### Open Plan Kitchen Diner

28'0" x 8'9" (8.55m x 2.67m )

#### Kitchen Area

A range of wall and base units with composite stone work surfacing and upstands, one and a half bowl sink with drainer and mixer tap, inset induction hob and integrated appliances to include electric oven, washing machine and dishwasher. Space and fittings for freestanding fridge freezer, wall mounter boiler, useful pantry cupboard and composite door to the garage.

#### Dining Area

Laminate flooring, with radiator and double-glazed French doors to the rear garden.

### First Floor Landing

A carpeted landing and double-glazed window to the front aspect.

### Bedroom Two

12'7" x 10'7" (3.86m x 3.24m )

A double bedroom, with carpeted flooring, radiator, fitted storage cupboard and double-glazed window to the rear aspect.

### Bedroom Three

11'11" x 11'5" (3.65m x 3.49m )

A double bedroom, with vinyl flooring, radiator, fitted storage cupboard and double-glazed window to the rear aspect.

### Study

8'2" x 8'2" (2.50m x 2.49m )

Previously bedroom three but now a useful study with vinyl flooring, radiator, and double-glazed window to the front aspect. Stairs leading to bedroom one.

### Bathroom

Incorporating a pedestal wash hand basin, bath with mains power shower above, part tiled walls, heated towel rail and double-glazed windows to the side aspect.

### Separate WC

Low flush WC and double-glazed window to the side aspect.

### Main Bedroom Suite

17'1" x 9'5" (5.23m x 2.88m )

A double bedroom, with hard wood flooring, radiator, two useful

eaves storage cupboards, and two skylight windows. Access to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, part tiled walls, extractor fan and double-glazed window to the side aspect.

### Outside

To the front is a small garden space with mature shrubs, paved footpath leading to the front door and driveway with ample off-street parking for one car standing leading to the garage. To the rear of the property, there is a private and enclosed rear garden, which is mainly laid to lawn and features, a paved patio area, a range of mature fruit trees including, cheery, plum and apples, mature shrubs, fenced boundaries, and a lockable gate that leads on to tramway footpath for quicker access to Eskdale tram stop.

### Garage

Up and Over door with power points.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes- owned outright

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Extension work previously carried out, with no issues raised.

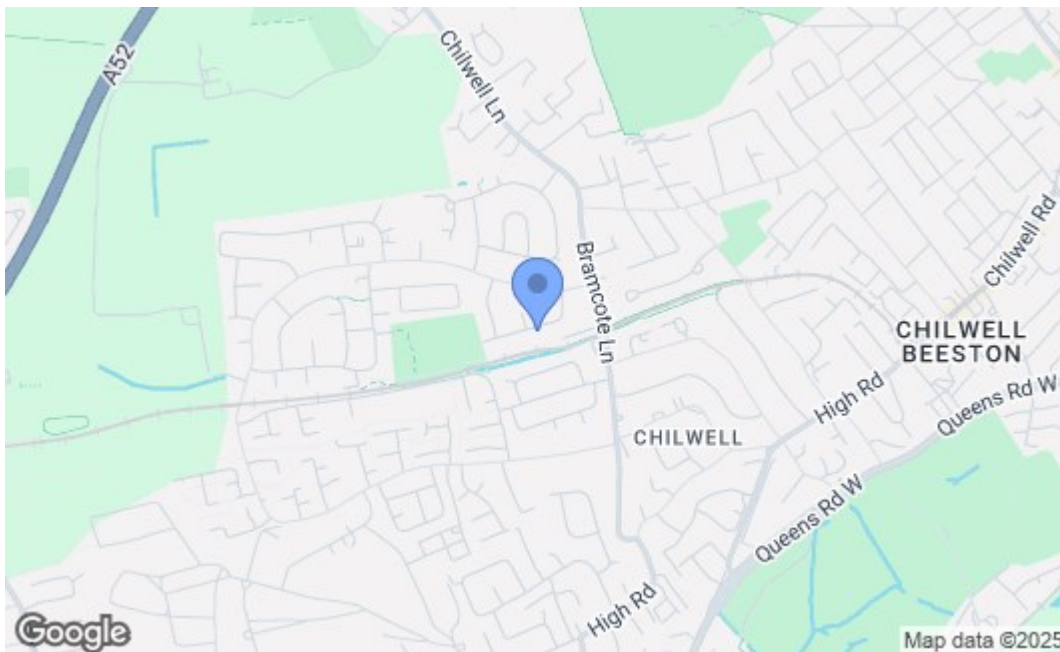
Accessibility/Adaptions: None

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			
(81-91) B			
(69-80) C		74	81
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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