



Topliff Road,  
Chilwell, Nottingham  
NG9 5AS

**£475,000 Freehold**



Located in the sought-after area of Chilwell, Topliff Road presents an exceptional opportunity to acquire a splendid detached house. This charming residence boasts an impressive layout, featuring three spacious reception rooms including an rear extension to the kitchen, that provide ample space for both relaxation and entertaining. The heart of the home is undoubtedly its four well-appointed bedrooms, offering comfort and privacy for family members or guests alike.

The property is complemented by two modern bathrooms, ensuring convenience for daily routines. With a generous parking capacity for up to two vehicles, plus an integral garage, you will find that this home caters to the needs of a busy household.

Set in a tranquil neighbourhood, this house is perfect for those seeking a peaceful retreat while remaining close to local amenities and transport links. Whether you are looking to create lasting memories with family or entertain friends, this property offers the ideal setting. Do not miss the chance to make this delightful house your new home.



### Entrance Hall

Entrance door, radiator, stairs to the first floor landing, and doors to the lounge, garage and WC.

### WC

Fitted with a low level WC, wash-hand basin, tiled flooring, and part tiled walls, radiator, and UPVC double glazed window to the front.

### Lounge

14'6" x 12'6" (4.44m x 3.82m )

With hardwood flooring, two radiators, gas fire with Adam-style mantle, UPVC double glazed bay window to the front, and an opening to the dining room.

### Dining Room

11'3" x 8'1" (3.44m x 2.47m )

UPVC double glazed French doors to the rear, hard wood flooring, radiator, and door to the kitchen living diner.

### Kitchen Living Diner

21'5" reducing to 15'10" x 14'6" (6.55m reducing to 4.85m x 4.43m )

With Karndean flooring, three radiators, three triple glazed Velux windows, a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer, integrated double electric oven, integrated induction hob with extractor fan over, integrated dishwasher, space for a fridge freezer, a feature fire place, useful pantry cupboard, UPVC double glazed French doors with flanking windows to the rear, breakfast bar, and a door to the utility room.

### Utility

6'7" x 5'3" (2.03m x 1.61m )

Fitted with wall, base and drawer units, work surface, sink and drainer unit, plumbing for a washing machine, Karndean flooring, radiator, and door to the side.

### Garage

17'3" x 8'5" (5.28m x 2.57m )

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

### First Floor Landing

With loft hatch, airing cupboard housing the Glow Worm combination boiler, and doors to the bathroom and four bedrooms.

### Bedroom One

12'0" x 10'8" (3.68m x 3.27m )

A carpeted double bedroom with UPVC double glazed window to the rear, radiator and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: shower, wash-hand

basin inset to vanity unit, WC, tiled flooring and walls, radiator, towel rail, electric shaver point, extractor fan, and UPVC double glazed window to the side.

### Bedroom Two

14'9" x 8'9" (4.52m x 2.68m )

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

### Bedroom Three

13'7" x 8'6" (4.16m x 2.61m )

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

### Bedroom Four

9'3" x 9'1" (2.84m x 2.78m)

UPVC double glazed window to the front, and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, vinyl flooring, radiator, towel rail, extractor fan, electric shaver point, and UPVC double glazed window to the front.

### Outside

To the front of the property you will find a paved driveway, with car standing for two vehicles, and gated access leads to the private well-maintained rear garden, which features a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, brick-built BBQ, 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: Granted for completed extension.

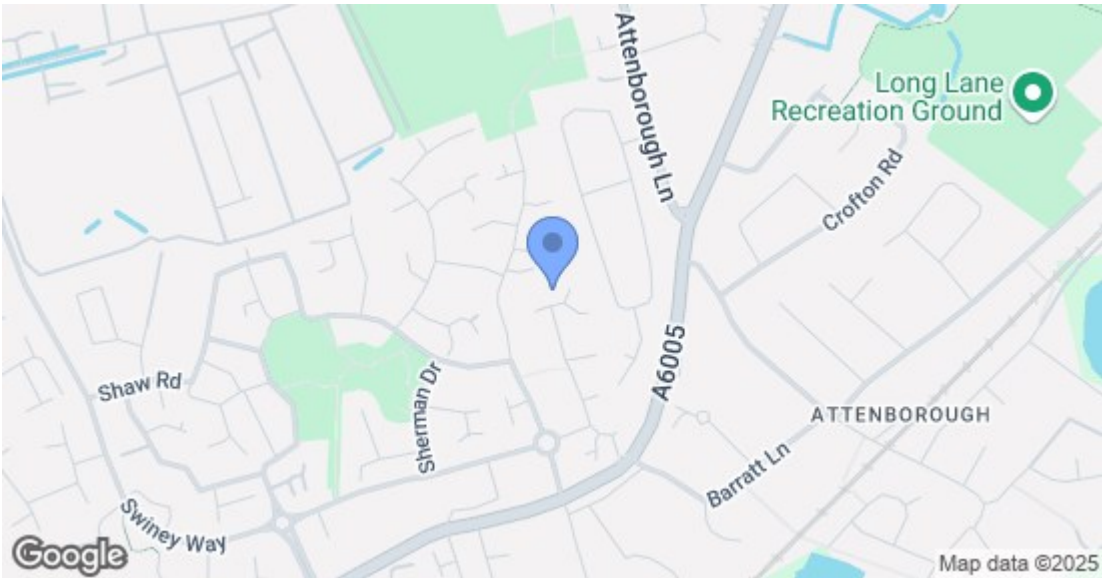
Accessibility/Adaptions: None

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                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 75      | 84        |
| 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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