



Bye Pass Road,  
Chilwell, Nottingham  
NG9 5HH

**£284,000 Freehold**



Situated on Bye Pass Road in the charming area of Chilwell, Nottingham, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office or guest room. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings, providing both convenience and peace of mind.

Chilwell is known for its friendly community atmosphere and offers a range of local amenities, including shops, schools, and parks, making it an ideal location for those seeking a balanced lifestyle.

This semi-detached house is not just a place to live; it is a place to call home. With its inviting layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family.



## Entrance Hall

UPVC double glazed entrance door with flanking windows, laminate flooring, radiator, stairs to the first floor, useful under stairs storage cupboard, and doors to the bathroom, kitchen diner and lounge.

## Lounge

13'8" x 10'10" (4.19m x 3.31m )

A carpeted reception room with UPVC double glazed bay window to the front, UPVC double glazed window to the rear, radiator, electric fire with Adam-style mantle.

## Kitchen Diner

13'10" x 8'10" (4.24m x 2.7m )

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 five burner gas hob and extractor fan over, tiled flooring and splashbacks, integrated dishwasher, space for a fridge freezer, plumbing for a washing machine, spotlights to ceiling, radiator, two UPVC double glazed windows to the rear, UPVC double glazed French doors to the conservatory.

## Conservatory

10'0" x 9'6" (3.06m x 2.92m )

Brick and UPVC construction, laminate flooring, and UPVC double glazed French doors to the side.

## Bathroom

8'2" x 7'8" (2.51m x 2.35m )

Incorporating a four-piece suite comprising: panelled bath, shower with mains controlled shower over, pedestal wash-hand basin, low-level WC, tiled flooring, partly tiled walls, extractor fan, spot lights to ceiling, wall mounted heated towel rail, and UPVC double glazed window to the side.

## First Floor Landing

With loft hatch and doors to the WC, and three bedrooms.

## Bedroom One

13'10" x 10'2" (4.22m x 3.11m )

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

## Bedroom Two

10'7" x 8'3" (3.24m x 2.54m )

A carpeted double bedroom with UPVC double glazed window to the front, large built-in storage cupboard, and radiator.

## Bedroom Three

8'11" x 7'10" (2.73m x 2.4m )

Laminate flooring, UPVC double glazed window to the rear, radiator, and built-in cupboard housing the 'Worcester' combination boiler.

## WC

Fitted with a WC, wash-hand basin inset to vanity unit, tiled flooring and splashback, and UPVC double glazed window to the rear.

## Outside

To the front of the property you will find a lawned garden with mature trees and shrubs, blocked paved driveway offering cars standing for two vehicles, and gated access leading to the enclosed rear garden which includes, two decking areas, a lawned area, a range of mature trees and shrubs, stocked beds and borders, useful storage shed, 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

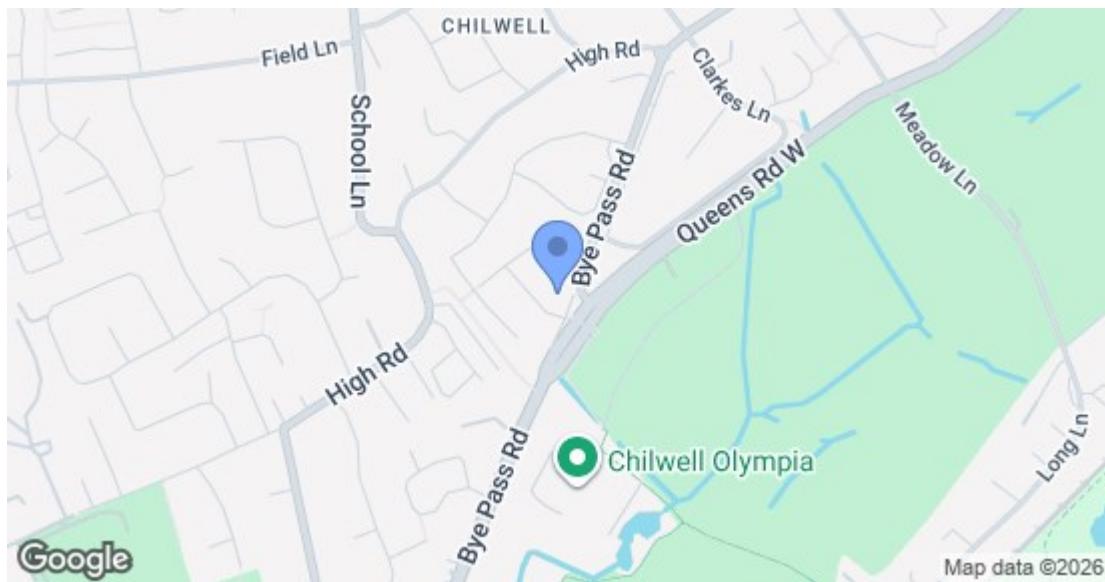
Accessibility/Adaptions: None

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	87
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(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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