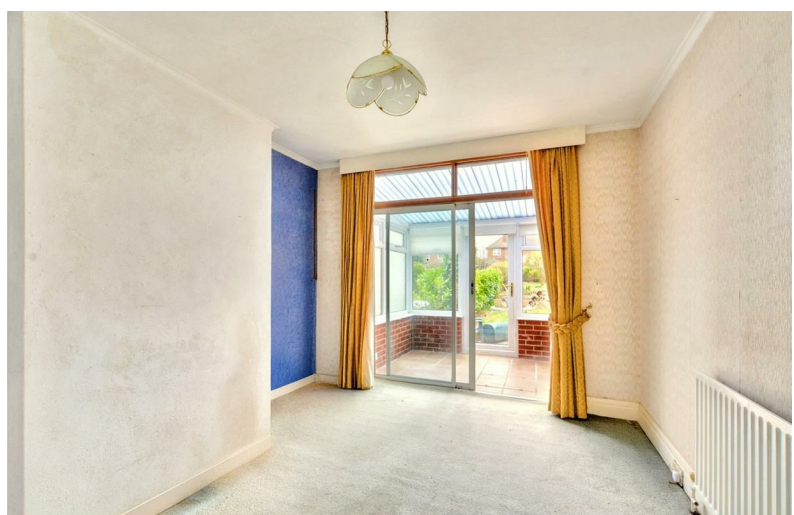


Robert Ellis

look no further...



Park Road,
Chilwell, Nottingham
NG9 4DF

£450,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



Situated just a short walk from Beeston high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, schools, healthcare facilities, restaurants, and transport links.

This great property is full of potential and would be considered an ideal opportunity for a large variety of purchasers who are looking to put their own stamp on a purchase. This could include growing families, young professionals or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: an entrance porch, through to an entrance hall, large open plan lounge diner, kitchen diner, conservatory and downstairs WC. Then rising to the first floor are four bedrooms, bathroom and separate WC.

Outside the front garden sits behind a hedged boundary with mature shrubs and driveway with ample off street parking for two cars, leading to an integral garage and gated side access to the rear. The large, enclosed rear garden is primarily lawned with a paved seating area.

Having been well loved and in the same family for many years, this fantastic property is offered to the market with the benefit of gas central heating and UPVC double glazing thought out, and is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed door through to a tiled entrance porch.

Entrance Hall

Secondary door through to a carpeted entrance hall, with radiator and access to a useful under stairs storage cupboard.

Open Plan Lounge Diner

27'10" x 11'11" (8.49m x 3.64m)

Open plan reception room, with carpeted flooring, two radiators, electric fireplace, UPVC double glazed bay window to the front aspect and sliding door to the conservatory.

Conservatory

8'8" x 6'3" (2.66m x 1.91m)

Tiled flooring and UPVC double glazed door to the rear garden.

Kitchen

15'6" x 15'0" (4.73m x 4.58m)

L-shape kitchen with a range of wall and base units with work surfacing over, sink with mixer tap and drainer. Space and fitting for freestanding appliances to include gas cooker, fridge freezer and washing machine. UPVC double glazed window the rear aspect.

Downstairs WC

Low flush WC and part tiled walls.

Rear Lobby

Door to the side passage and integral door to the garage.

First Floor Landing

A carpeted landing space with UPVC double glazed window to the rear aspect.

Bedroom One

14'9" x 10'9" (4.52m x 3.29m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect.

Bedroom Two

12'4" x 10'8" (3.76m x 3.27m)

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

Bedroom Three

11'5" x 7'5" (3.49m x 2.27m)

A carpeted double bedroom, with radiator, fitted wardrobe and UPVC double glazed window to the front aspect

Bedroom Four

8'11" x 6'8" (2.74m x 2.04m)

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

Bathroom

6'7" x 5'8" (2.01m x 1.75m)

Incorporating a pedestal wash hand basin and bath with shower taps fittings and glass shower screen, fully tiled walls, vinyl flooring, UPVC double glazed window to the rear aspect, access to the loft hatch and cupboard housing the water tank.

Separate WC

Low flush WC, part tiled wall and UPVC double glazed windows to the side aspect.

Large Storage Cupboard

4'10" x 4'6" (1.49m x 1.39m)

A carpeted room with UPVC double glazed window to the rear aspect. Only ever used as a storage cupboard but would easily fit a desk if a study was required.

Outside

To the front is some paving with mature shrubs and a driveway with ample off street parking for one car standing. The large rear garden is primarily lawned with a paved seating area, hedges boundaries, shed and greenhouse.

Garage

19'8" x 7'6" (6.01m x 2.30m)

Up and over garage door with power points and lighting.

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

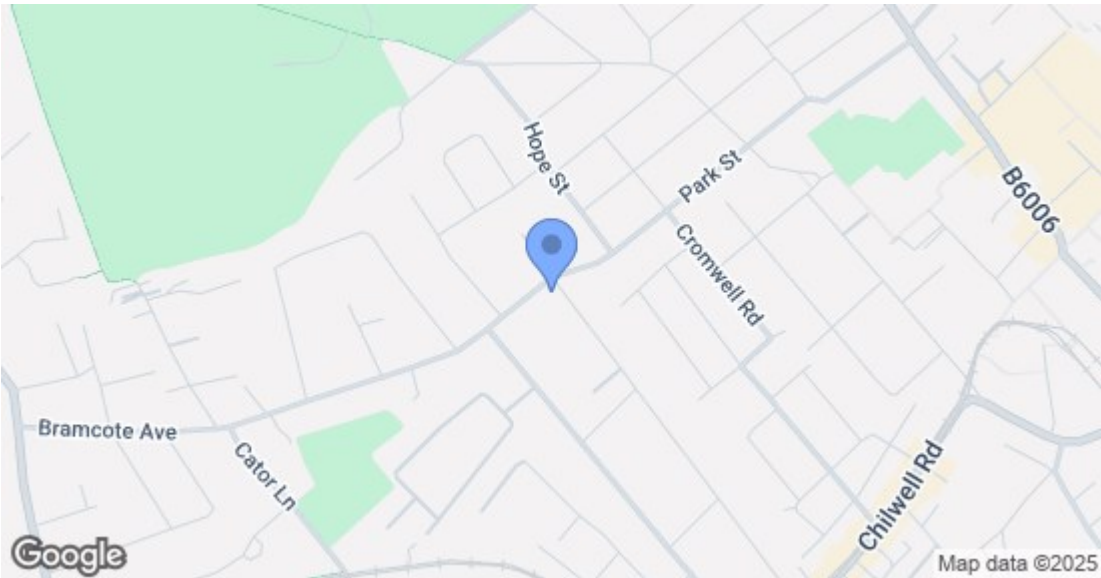
Accessibility/Adaptions: None

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		84
(81-91) B		
(69-80) C		
(55-68) D		53
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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