

# Robert Ellis

*look no further...*



Holmfield Road,  
Chilwell, Nottingham  
NG9 5GJ

**£200,000 Freehold**

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Situated in the charming area of Chilwell, Nottingham, this delightful house on Holmfield Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy yet functional home.

The house features two spacious bedrooms, each designed to create a peaceful retreat at the end of the day. The bathroom is thoughtfully appointed, ensuring that your daily routines are both comfortable and efficient.

For those who value parking, this property includes parking, adding to the convenience of living in this desirable location.

Chilwell is known for its friendly community atmosphere and excellent local amenities, making it a wonderful place to call home. With easy access to transport links and nearby parks, this property is perfectly situated for both relaxation and exploration.

In summary, this charming house on Holmfield Road presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood in Nottingham. Don't miss the chance to make this lovely property your new home.



### Entrance Hall

UPVC double glazed entrance door, laminate flooring, stairs to the first floor, radiator, and door to the lounge.

### Lounge

14'6" x 12'11" (4.44m x 3.94m )

UPVC double glazed window to the front, laminate flooring, gas fire, radiator, and French doors to the kitchen diner.

### Kitchen Diner

14'6" x 9'11" (4.43m x 3.03m )

Wall, base and drawer units, work surfaces, sink with drainer unit and mixer tap, integrated electric oven and hob with air filter over, space for a fridge and freezer, plumbing for a washing machine, vinyl flooring, tiled splashbacks, radiator, UPVC double glazed window to the side and rear, and UPVC double glazed sliding patio doors to the rear.

### Landing

UPVC double glazed window to the side, loft hatch, and doors to the bathroom and two bedrooms.

### Bedroom One

12'10" x 11'3" (3.92m x 3.43m )

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

### Bedroom Two

10'0" x 7'2" (3.06m x 2.19m )

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

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash hand basin, WC, tiled splashback, radiator, UPVC double glazed window to the rear, spotlights and extractor fan.

### Outside

To the front of the property you will find a small gravelled garden, and a driveway for off-road parking, and gated side access leading to the rear garden, where you find a concrete patio, overlooking the lawn beyond, stocked borders, and fence boundaries.

### Garage

Up and over garage door, window to the side, light and power.

### 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

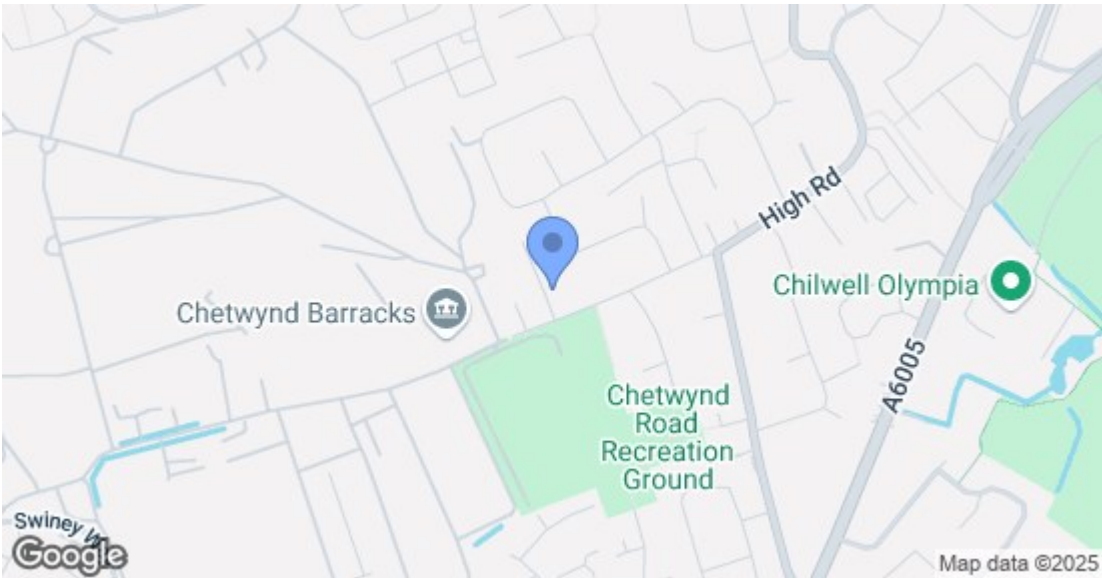
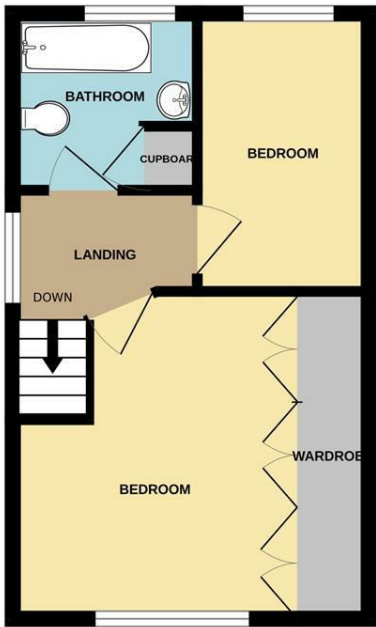
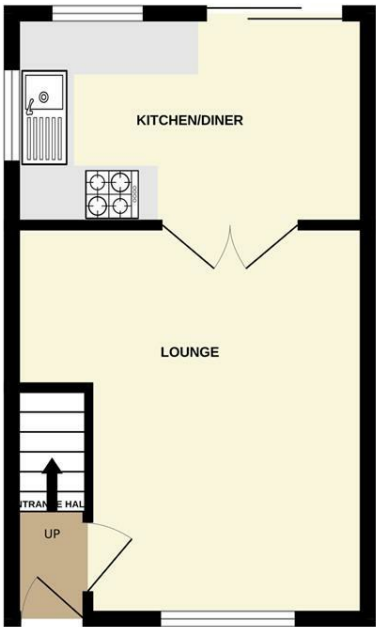
Has the Property Flooded?: No

### 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		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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