



Maldon Close,
Chilwell, Nottingham
NG9 5NU

£275,000 Freehold



Situated in the sought-after area of Chilwell, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. With parking available for two vehicles, you will find it easy to accommodate guests or manage your own transport needs.

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 family living. This property is not just a house; it is a place where memories can be made and cherished.

If you are seeking a home that combines practicality with a welcoming environment, this semi-detached house in Maldon Close is certainly worth considering.



Entrance Hall

UPVC double glazed entrance door with flanking window, stairs to the first floor, tiled flooring, and doors to the bathroom, kitchen diner, and lounge.

Lounge

16'0"n x 12'9" (4.89m x 3.9m)

With laminate flooring, radiator, two UPVC double glazed windows to the front, and an open fire place with tiled hearth.

Kitchen Diner

19'0" x 14'11" (5.81m x 4.57m)

With tiled flooring, useful under stairs storage cupboard, 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 gas hob and extractor fan over, plumbing for a washing machine, space for a fridge freezer, tiled splashback, UPVC double glazed French doors and window to the rear and radiator.

Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash hand basin, WC, tiled flooring and splashbacks, wall mounted heated towel rail, UPVC double glazed window to the side and extractor fan.

First Floor Landing

With loft hatch and doors to the three bedrooms.

Bedroom One

16'0" x 8'3" (4.88m x 2.54m)

With laminate flooring, UPVC double glazed window to the rear, radiator, and useful storage cupboard housing the Baxi combination boiler.

Bedroom Two

11'10" x 7'7" (3.62m x 2.32m)

Laminate flooring, UPVC double glazed window to the front, radiator, and useful built in storage cupboard.

Bedroom Three

8'9" x 8'4" (2.68m x 2.55m)

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

Outside

To the front of the property you will find a lawned garden with a range of mature trees and shrubs, concrete driveway offering ample car standing, and gated side access leading to the generous rear garden which includes, a decking area overlooking the lawn beyond, concrete patio to the rear, a range of mature trees and shrubs, 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

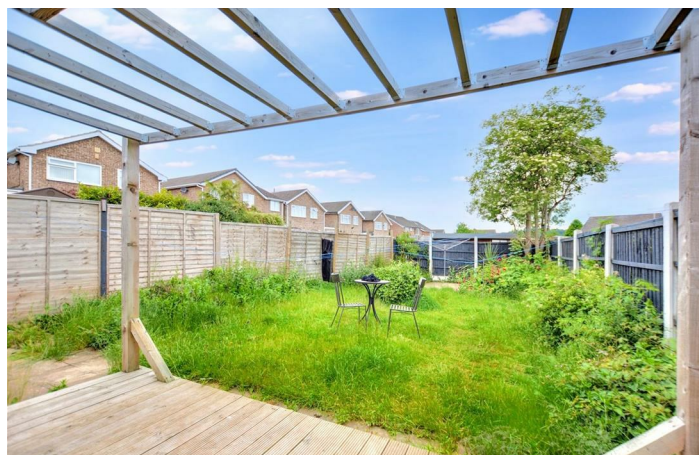
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

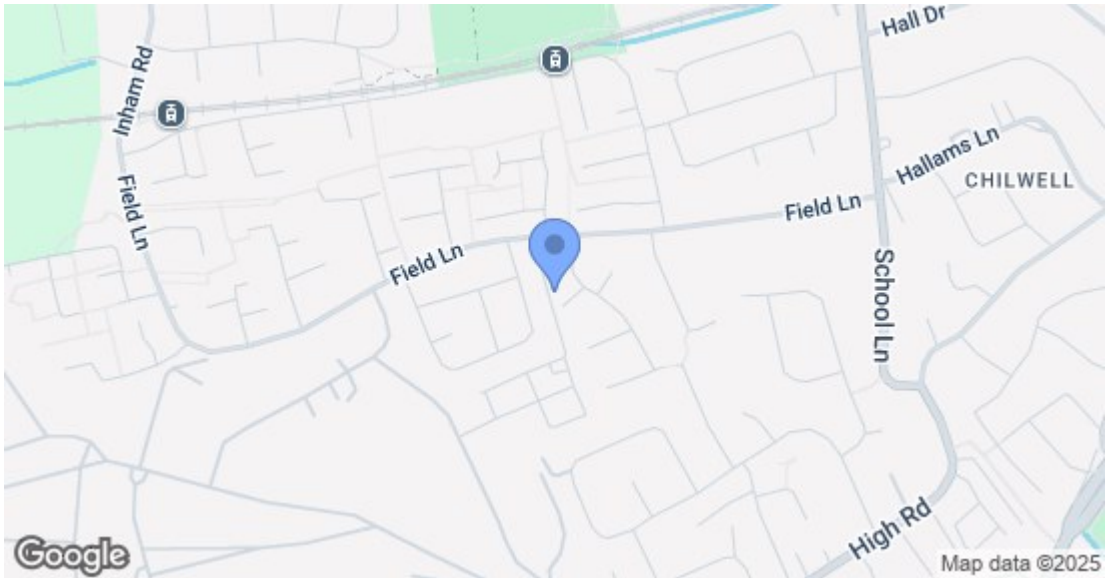
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(55-68) D		
(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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