

# Robert Ellis

*look no further...*



Cator Lane,  
Chilwell, Nottingham  
NG9 4BB

**£385,000 Freehold**

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A spacious three-bedroom, detached property with the benefit of no upward chain.

Situated in a popular and convenient location, you are well positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, schools and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers, who are looking to put their own stamp on a purchase, including young professionals, growing families or anyone looking to relocate to Chilwell.

In brief the internal accommodation comprises; an entrance hall, living room, dining room and kitchen. Then rising to the first floor are three bedrooms, bathroom and WC.

Outside the property to the front is a lawned garden, with driveway and gated side access to the rear. The large rear garden is primarily lawned with a paved seating area and fenced boundaries.

Having been a well-loved family home for a number of years, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing and is well worthy of an early internal viewing.



### Entrance Porch

UPVC double glazed door through to the porchway with tiled flooring.

### Entrance Hall

Secondary door through to the entrance hall, with parquet flooring, panelled walls, radiator and access to a useful under stairs storage cupboard.

### Living Room

13'1" x 13'1" (4.01m x 3.99m )

A carpeted reception room, with radiator and UPVC double glazed bay window to the front aspect.

### Dining Room

17'3" x 10'5" (5.26m x 3.18m )

A carpeted reception room, with radiator, disconnected gas fire and French doors to the rear garden.

### Kitchen

13'0" x 8'5" (3.97m x 2.58m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with taps and drainer. Space and fittings for freestanding appliances to include fridge, freezer and washing machine.

### Rear Lobby

A hard wood door to the rear garden.

### First Floor Landing

A carpeted landing space with window to the side aspect and access to the loft hatch.

### Bedroom One

15'3" x 11'4" (4.65m x 3.46m )

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

### Bedroom Two

13'10" x 10'5" (4.22m x 3.20m )

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

### Bedroom Three

7'7" x 7'10" (2.32m x 2.40m )

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

### Bathroom

Fitments in white comprising: bath and low flush WC, heated towel rail, part tiled walls, cupboard housing the boiler and UPVC double glazed window to the rear aspect.

### Separate WC

Low flush WC and radiator.

### Outside

To the front of the property is a lawned space, mature shrubs and walled frontage, with a driveway with ample off-street parking for one car standing, leading to the gated rear access. This is a large lawned garden with a paved seating area and fenced 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.





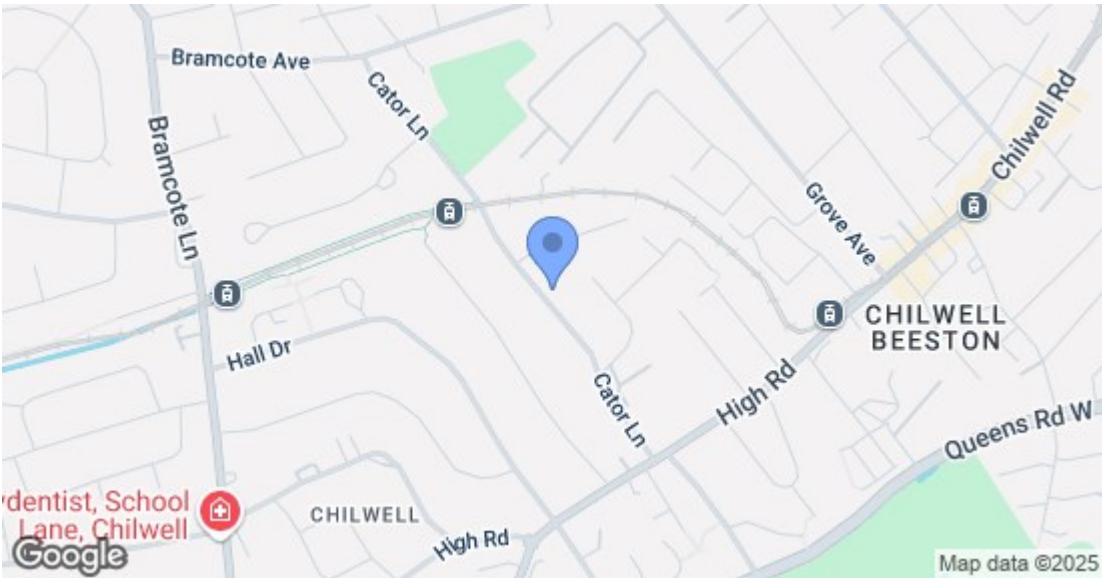


GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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| 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                     |         |           |
| 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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