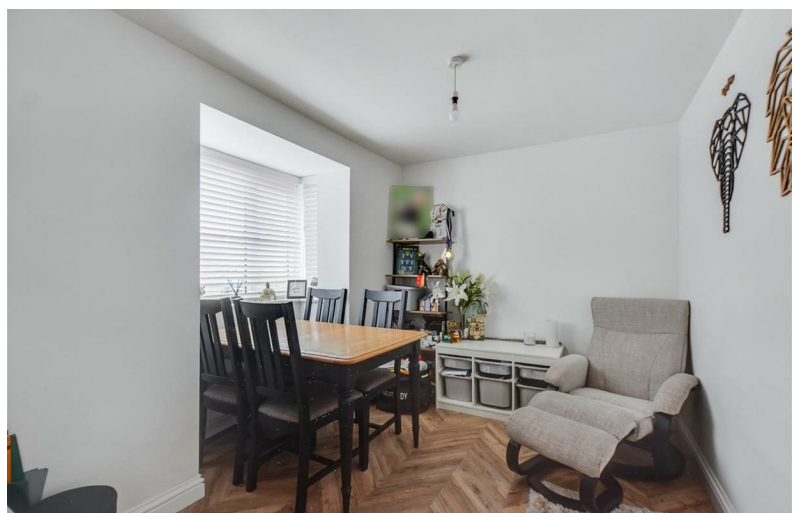




Balshaw Way,
Chilwell, Nottingham
NG9 6RQ

£350,000 Freehold



A modern four-bedroom, semi-detached property with off road parking and garage.

Situated in this sought after and well-established residential location, readily accessible for a range of local shops and amenities including Chilwell Retail Park, transport links and Attenborough Nature Reserve.

This great property would be considered the ideal opportunity for a large variety of purchasers including growing families or anyone looking to relocate to this convenient location.

In brief the internal accommodation comprises; entrance hall, living room, dining room, kitchen and downstairs WC. Then rising to the first floor are four bedrooms, bedroom one with en-suite and family bathroom.

The outside area has a small front with large driveway for off street parking leading to a detached garage. The rear is enclosed and primarily lawned.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



Entrance Hall

A composite entrance door and radiator.

Living Room

17'10" x 10'10" (5.46m x 3.31m)

UPVC double glazed window to the front aspect, two radiators and UPVC double glazed French doors leading to the rear garden.

Dining Room

12'7" x 9'9" (3.85m x 2.99m)

UPVC double glazed bay window to the front aspect, laminate flooring and radiator.

Kitchen

11'1" x 9'4" (3.39m x 2.87m)

Fitted with a range of wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, space and fittings for freestanding appliances to include fridge freezer, washing machine and dishwasher, radiator, and UPVC double glazed window and door to the rear garden.

Downstairs WC

Fitted with a low level WC and wash hand basin.

First Floor Landing

UPVC double glazed window to the rear and loft hatch.

Main Bedroom Suite

12'1" x 11'0" (3.70m x 3.36m)

UPVC double glazed window to the front aspect, carpet flooring, fitted wardrobes, radiator and en-suite.

En-Suite

Incorporating a three piece suite comprising: low level WC, wash hand basin, walk-in shower with main control shower above, part tiled walls, and UPVC double glazed window to the front aspect.

Bedroom Two

11'0" x 9'4" (3.36m x 2.85m)

UPVC double glazed window to the front aspect, carpet flooring, radiator and cupboard housing the hot water tank.

Bedroom Three

8'3" x 7'8" (2.52m x 2.36m)

UPVC double glazed window to the rear aspect, carpet flooring and radiator.

Bedroom Four

11'4" x 7'8" (3.47m x 2.34m)

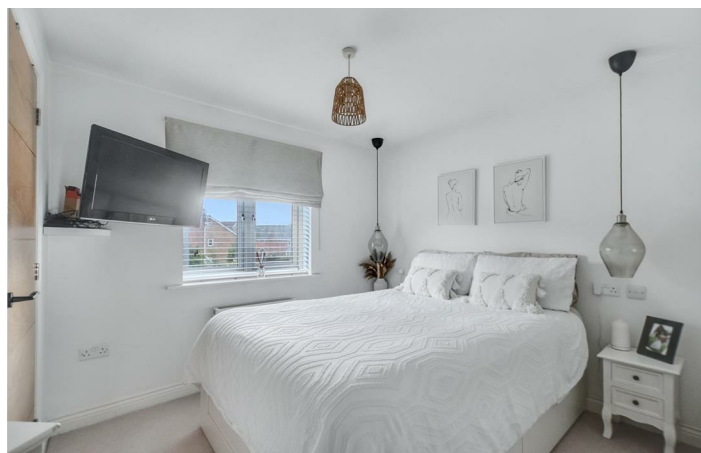
UPVC double glazed window to the front aspect, fitted wardrobes and radiator.

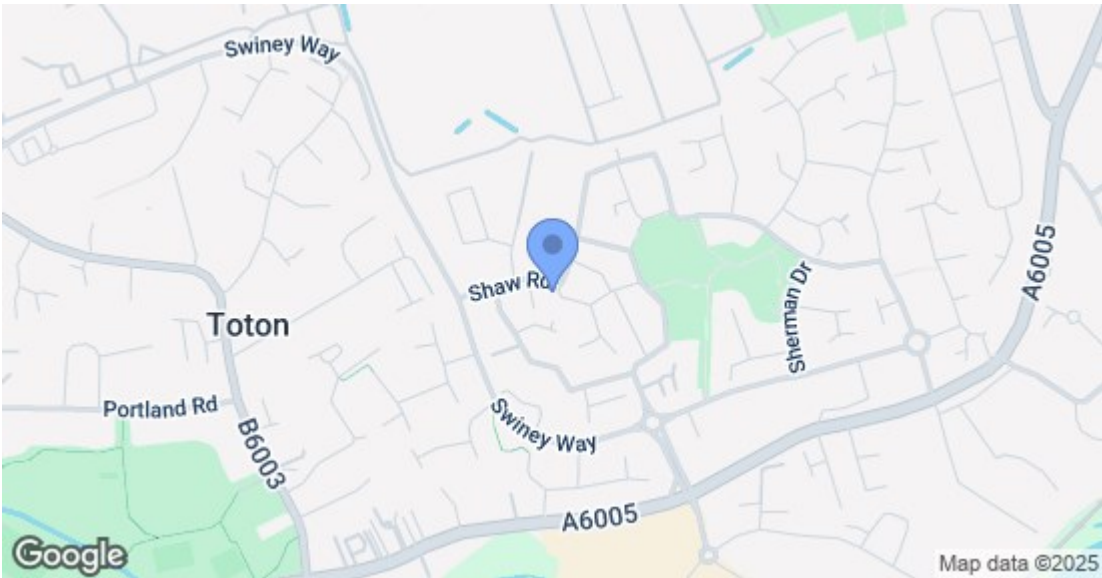
Bathroom

Incorporating a three piece suite comprising: low level WC, pedestal wash hand basin, bath with electric power shower above and glass splash screen, fully tiled walls and UPVC double glazed window to the rear.

Outside

To the front is a small garden space with paved footpath to the front door and a large driveway wrapping around to the rear garage. Enclosed rear garden that is primarily lawned with fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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		
England & Wales		EU Directive 2002/91/EC

These details 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.