

Robert Ellis

look no further...



Cator Lane,
Chilwell, Nottingham
NG9 4BG

£290,000 Freehold

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An extended and well-presented three-bedroom semi-detached house.

Benefitting from a kitchen extension to the rear providing a kitchen diner, and a master en-suite WC, this deceptive house offers ready to move into accommodation and will doubtless appeal to a variety of potential purchasers.

In brief the internal accommodation comprises: entrance hall, sitting room, kitchen diner and bathroom to the ground floor, rising to the first floor is a master bedroom with en-suite WC and two further good sized bedrooms.

Outside the property has a drive to the front, and a further shared drive to the side, gated access to further parking, a landscaped rear garden, large garage/workshop and shed with office space.

Occupying an established and sought-after residential location, a short walk from local schools, shops, parks, excellent transport links and a wide variety of other facilities, this great property is well worthy of viewing.



Entrance Hall

UPVC double glazed entrance door, radiator, stairs off to the first floor landing.

Sitting Room

14'11" x 10'2" (4.55m x 3.12m)

UPVC double glazed window to the front, radiator, and a contemporary wall mounted electric fire.

Kitchen Diner

13'3" decreasing to 4'9" x 22'4" (4.05m decreasing to 1.47m x 6.81m)

With a range of fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset electric hob with extractor, inset electric double oven and grill, plumbing for a washing machine and dishwasher, further appliance space, two radiators. tiled flooring, three UPVC double glazed windows and UPVC double glazed door leading to the exterior.

Shower Room

With fitments in white comprising WC, pedestal wash-hand basin, shower cubicle with triton shower over, part tiled walls, tiled flooring, wall mounted heated towel rail, shaver point, UPVC double glazed window, extractor fan, and storage cupboard.

First Floor Landing

With UPVC double glazed window to the side, loft hatch with retractable wooden ladder leading to the partially boarded loft space with light.

Bedroom One

11'10" x 11'7" (3.63m x 3.55m)

UPVC double glazed window, radiator, fitted wardrobes.

En-Suite WC

Fitted with a WC, bidet, wash-hand basin inset to vanity unit, illuminated mirror above, tiled splashback, tiled flooring, wall mounted heated towel rail, UPVC double glazed window.

Bedroom Two

12'4" x 8'2" (3.78m x 2.49m)

UPVC double glazed window and radiator.

Bedroom Three

7'9" x 8'6" (2.38m x 2.61m)

UPVC double glazed window, and radiator.

Outside

To the front the property has a drive providing ample car standing, with a further shared drive to the side, with gated access to the rear garden where there is further parking, and landscaped garden. To the rear the property has an enclosed garden with an outside tap, stocked borders with mature shrubs and tree, an integral store housing the Viessman boiler, a timber shed which is sectioned off to the rear with an office.

Office

6'4" x 5'7" (1.94m x 1.72m)

UPVC double glazed window, light and power.

Garage/Work Shop

32'0" x 20'0" (9.77m x 6.12m)

Up over door to the front, light and power and inspection pit.

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: obtained for completed work.

Accessibility/Adaptions: None

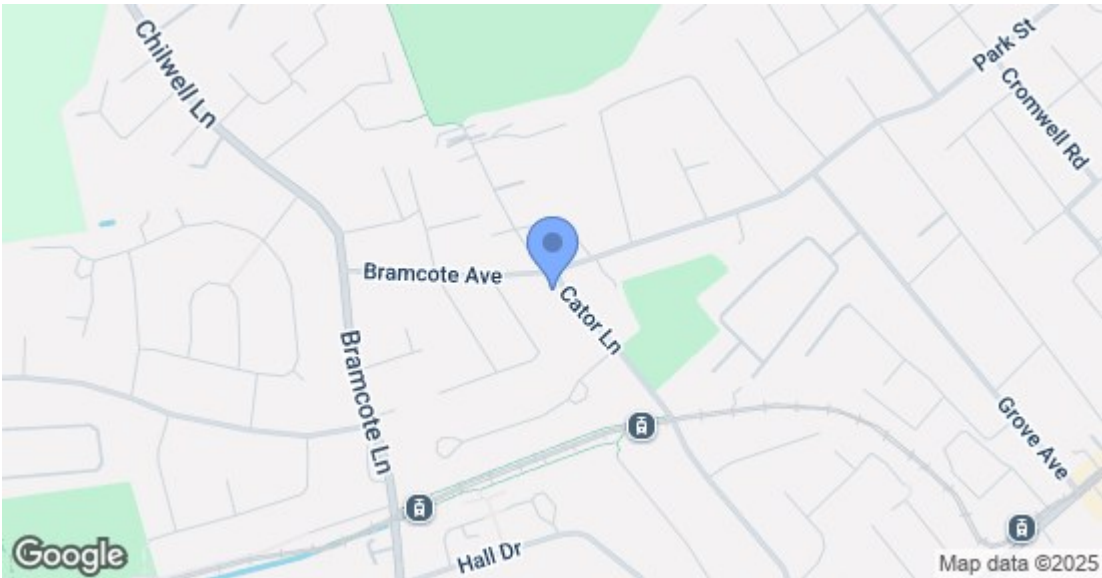
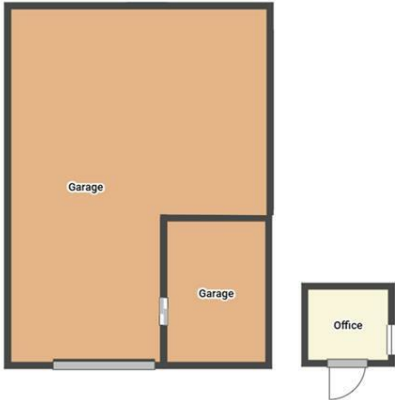
Does the property have spray foam in the loft?: No

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.





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 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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