

# Robert Ellis

*look no further...*



Leafe Close,  
Chilwell, Nottingham  
NG9 6NR

**£300,000 Freehold**

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A well-maintained three-bedroom, semi-detached property with the benefit of no upward chain.

Tucked away in a quiet cul-de-sac in Chilwell, you are ideally placed for access to a wide range of local amenities including shops, Attenborough Nature Reserve, schools, healthcare facilities, public houses, restaurants, Chilwell retail park and transport links.

This great property would be considered an ideal purchase for a large variety of buyers including first time buyers, young professionals, young families, or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: an entrance hall, living room, open plan kitchen diner and conservatory. Then rising to the first floor are three well proportioned bedrooms and bathroom.

Outside the property to the front is a lawned garden and shared driveway with off-road parking. The well maintained, enclosed rear garden is primarily lawned with a paved seating area and flower bed surround.

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 throughout, and is well worthy of an early internal viewing.





### Entrance Hall

Composite door through to the entrance hall with vinyl flooring and radiator

### Living Room

13'1" x 11'9" (3.99m x 3.60m )

Spacious reception room, with vinyl flooring, radiator, gas fireplace and UPVC double glazed window to the front aspect.

### Kitchen Diner

15'0" x 8'0" (4.59m x 2.46m )

A range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven, fridge freezer and space for a microwave. Space and plumbing for a washing machine. Access to a useful pantry cupboard and UPVC double glazed French doors to the conservatory.

### Conservatory

Added in 2008, with tiled flooring, radiator and UPVC double glazed French doors to the rear garden.

### First Floor Landing

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

### Bedroom One

11'4" x 8'6" (3.47m x 2.61m )

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

### Bedroom Two

10'0" x 7'11" (3.06m x 2.43m )

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

### Bedroom Three

6'11" x 6'9" (2.11m x 2.07m )

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

### Bathroom

Fitted with a three piece suite comprising: bath with mains controlled shower above and glass shower screen, low

flush WC and wash hand basin, fully tiled walls, heated towel rail, cupboard housing a combi boiler, and UPVC double glazed window to the front aspect.

### Outside

To the front is a lawned garden with a shared driveway for off-road parking for up to two cars and gated side access. The enclosed rear garden is primarily lawned with a paved seating area, flower bed surround, space for a shed 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

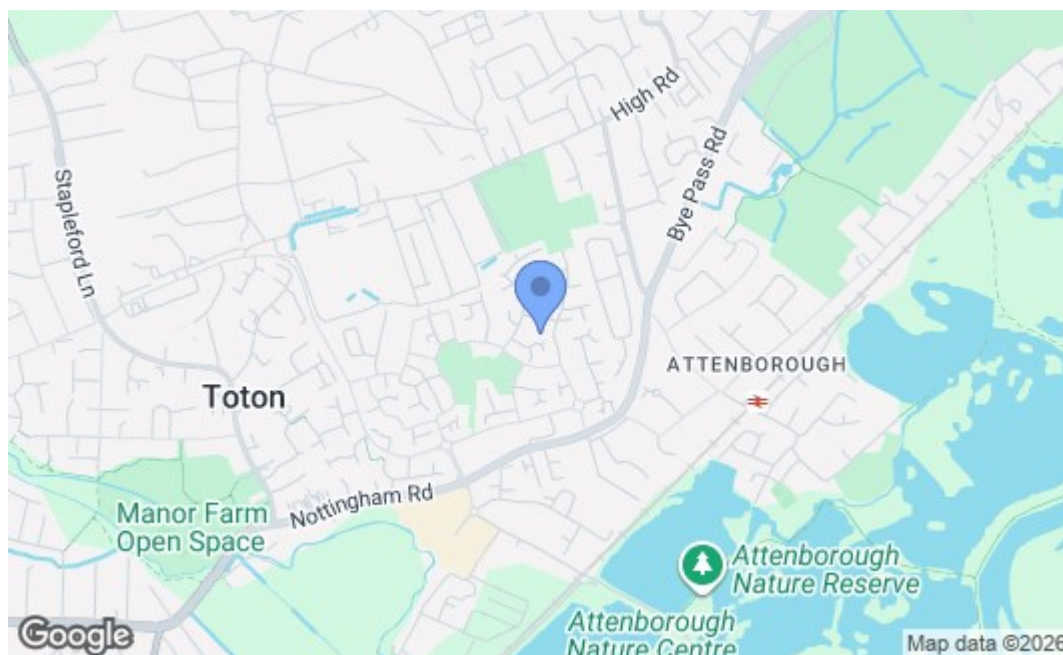
Has the Property Flooded?: No

### 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.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	77
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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