



Norman Close,  
Chilwell, Nottingham  
NG9 4EW

**£360,000 Freehold**



Located in the popular area of Chilwell, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The three inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property includes parking and a garage, a valuable asset in this desirable location.

Chilwell is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, all within easy reach. This home presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible neighbourhood.

In summary, this semi-detached house on Norman Close is a fantastic choice for those seeking a comfortable and spacious living environment in a sought-after area. Don't miss the chance to make this lovely property your new home.



### Entrance Hall

Laminate flooring, radiator, meter cupboard, stairs off to the first floor landing, useful understairs cupboard and inset ceiling spotlights.

### Kitchen

11'4" x 9'2" (3.46m x 2.8m)

With an extensive range of modern fitted wall and base units, work surfacing with tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor above, inset electric oven and grill, integrated dishwasher, tiled flooring, inset ceiling spotlights, UPVC double glazed window and under floor heating.

### Utility Room

8'5" x 6'11" (2.57m x 2.11m)

Fitted base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, tiled flooring, wall mounted heated towel rail, UPVC double glazed window and door to the exterior.

### WC

With fittings in white comprising w.c., corner wash hand basin, part tiled walls, extractor fan and tiled flooring.

### Lounge

11'10" x 10'11" (3.63m x 3.34m)

Laminate flooring, a decorative open fireplace with tiled surround and Adam style mantle.

### Dining Room

11'5" x 8'6" (3.5m x 2.6m)

Laminate flooring, radiator, UPVC double glazed patio doors to the conservatory.

### Conservatory

9'11" x 9'3" (3.04m x 2.84m)

UPVC double glazed windows and patio doors to the rear garden, radiator and a ceiling fan with light.

### Landing

UPVC double glazed window to the side, loft hatch, and doors to the bathroom and three bedrooms.

### Bedroom One

12'0" x 10'8" (3.67m x 3.27m)

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

### Bedroom Two

11'5" x 9'7" (3.5m x 2.94m)

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

### Bedroom Three

7'0" x 6'3" (2.15m x 1.91m)

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

### Bathroom

With a quality four piece suite comprising w.c., pedestal wash hand basin, bath, shower cubicle with mains control shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, inset ceiling spotlights, two UPVC double glazed windows, extractor fan and wall mounted cabinet.

### Outside

To the front the property has a block paved drive providing ample car standing with integral garage beyond and a mature and easily managed shrub border. To the rear the property has an enclosed and private garden with a block paved patio, raised borders, outside tap and power point and a primarily lawned garden.

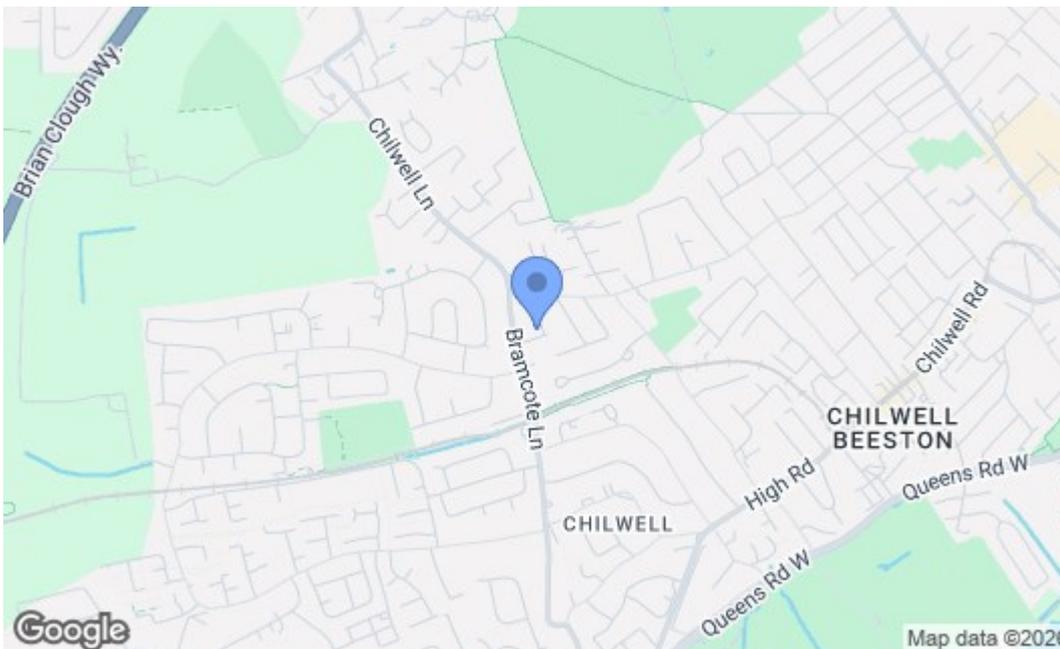




GROUND FLOOR



1ST FLOOR



### 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		
	66	85

### 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		

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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.