



**Chiltern Close
Arnold, Nottingham NG5 9PX**

£250,000 Freehold

THREE BEDROOM DETACHED HOME
WITH NO UPWARD CHAIN



This attractive and well-maintained three-bedroom detached home is offered to the market with no upward chain, presenting an excellent opportunity for families, first-time buyers looking to upsize, or anyone seeking a smooth and hassle-free move.

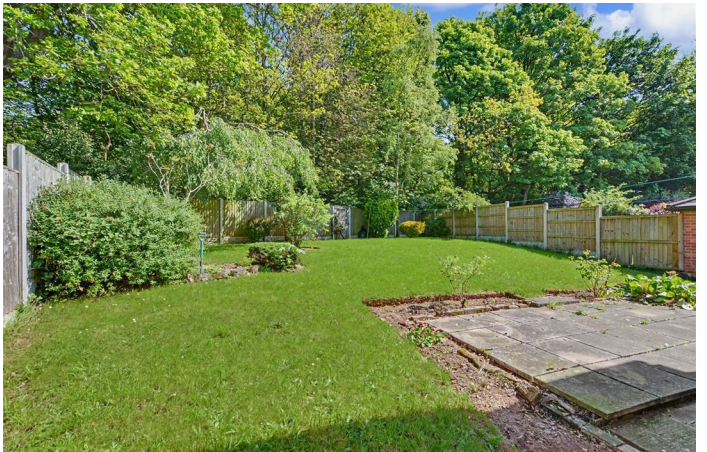
Occupying a pleasant position on the ever-popular Chiltern Close, the property enjoys strong kerb appeal, with a neatly kept front lawn and a double-width driveway providing ample off-street parking, as well as access to an integral garage. The home also benefits from full uPVC double glazed windows and doors, contributing to both comfort and energy efficiency.

Stepping inside, the property is presented in good condition throughout and offers a well-balanced layout suited to modern living. The bay-fronted lounge to the front of the home is a bright and welcoming space, enhanced by natural light and providing a cosy yet spacious area to relax. To the rear, the property opens into a stylish open-plan kitchen diner, which serves as the heart of the home. The kitchen is fitted with a range of modern units, offering plenty of storage and workspace, all finished in a contemporary style. There is ample room for a dining table, making it ideal for family meals and entertaining, while double doors lead directly out to the rear garden, seamlessly connecting indoor and outdoor living.

The garden itself is a true standout feature and a major selling point of the property. It offers a private and enclosed suntrap, perfect for enjoying warmer months, outdoor dining, or simply relaxing. Uniquely, the garden backs directly onto Bestwood Country Park, meaning it is not overlooked to the rear. The added benefit of a private gate providing direct access into the park makes this an exceptional space for walkers, families, and nature lovers alike, offering a rare blend of convenience and tranquillity.

Upstairs, the property continues to impress with well-proportioned accommodation. There are two generous double bedrooms, both benefiting from fitted storage, along with a comfortable single bedroom that would work well as a child's room, guest space, or home office. The family bathroom is fitted with a modern three-piece suite and has been finished to a good standard, creating a clean and functional space. Additional practical features include an airing cupboard and access to loft storage, ensuring there is no shortage of space for everyday living.

Overall, this is a fantastic opportunity to acquire a detached home in a sought-after residential location, offering a combination of comfortable living space, practical features, and a truly unique garden setting backing onto open parkland. Properties with this level of privacy and direct access to green space are rarely available, making early viewing highly recommended.



Entrance Hallway

UPVC double glazed entrance door to the front elevation, carpeted flooring, UPVC double glazed window to the side elevation, carpeted staircase leading to the first floor landing, wall mounted radiator, door leading through to the lounge.

Lounge

11'10" x 14'5" approx (3.630 x 4.399 approx)

UPVC double glazed bay window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, door leading through to the kitchen diner.

Kitchen Diner

15'4" x 10'2" approx (4.68 x 3.12 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, integrated fridge freezer, wall mounted boiler housed within matching cabinet, understairs pantry, recessed spotlights to the ceiling, wall mounted radiator, laminate flooring, ample space for a dining table, UPVC double glazed sliding door to the rear elevation, UPVC double glazed window to the rear elevation, door leading through to the garage.

Garage

Up and over door to the front elevation, door leading out to the rear garden, light and power.

First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, airing cupboard, doors leading off to:

Bathroom

6'5" x 6'0" approx (1.96 x 1.83 approx)

UPVC double glazed window to the rear elevation, laminate flooring, panelled bath with electric shower over, WC, handwash basin with mixer tap, wall mounted radiator, tiled splashbacks, extractor fan.

Bedroom Two

9'1" x 10'4" approx (2.78 x 3.15 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built in storage.

Bedroom One

9'1" x 12'5" approx (2.79 x 3.80 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built in storage, picture rail.

Bedroom Three

9'4" x 5'10" approx (2.86 x 1.79 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, large garden laid to lawn, fencing to the boundaries with gated access to Bestwood country park, access to the front of the property.

Front of Property

To the front of the property there is a driveway providing off the road parking, garden laid to lawn, pathway leading to the front entrance door, access to the garage, access to the rear of the property.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

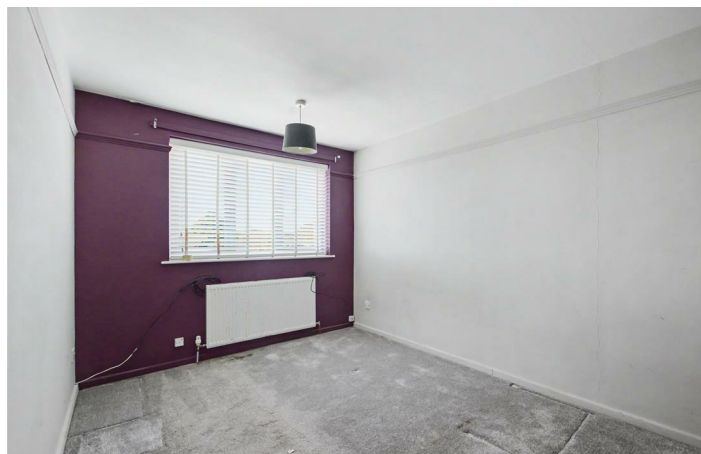
Flood Risk: No flooding in the past 5 years

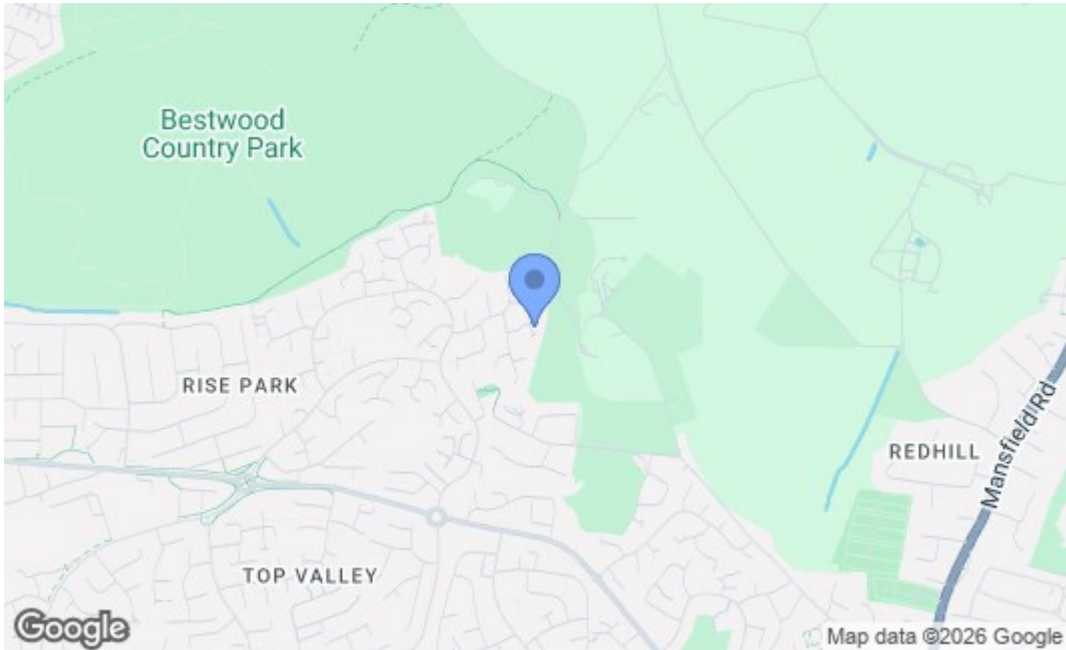
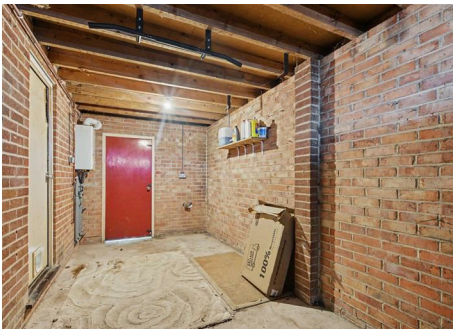
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(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.