



Park Road,
Chilwell, Nottingham
NG9 4DE

£400,000 Freehold



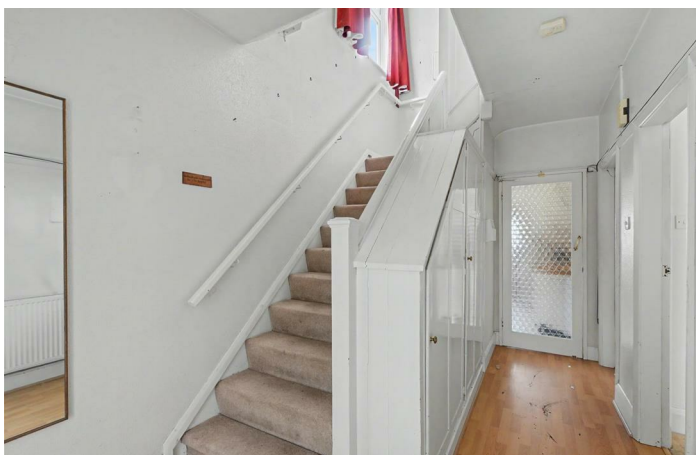
Located on the charming Park Road in Chilwell, Nottingham, this semi-detached house presents a fantastic opportunity for those looking to create their dream home. With no upward chain, you can move forward with your plans without delay.

The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The three well-proportioned bedrooms offer ample space for relaxation and rest, making it an ideal setting for families or individuals alike. The single bathroom provides essential amenities, while the overall layout of the house allows for a variety of renovation possibilities to suit your personal style and needs.

This residence is not just a house; it is a canvas awaiting your creative touch. Whether you envision modernising the interiors or expanding the living space, the potential for upgrade and renovation is significant.

Situated in a desirable area, this property is conveniently located near local amenities, schools, and transport links, making it an attractive choice for both first-time buyers and seasoned homeowners.

Do not miss this exceptional opportunity to invest in a property that offers both comfort and the chance to personalise your living space. Embrace the potential that this semi-detached house on Park Road has to offer and make it your own.



Entrance Porch

UPVC double glazed French doors with flanking windows, tiled flooring and further door with flanking windows to the entrance hall.

Entrance Hall

With laminate flooring, stairs to the first floor, radiator, useful built-in understairs storage space, and doors to the kitchen, dining room and lounge.

Lounge

12'11" x 10'9" (3.95m x 3.3m)

A carpeted reception room with UPVC double glazed bay window to the front, electric fire with exposed brick surround, radiator, and folding doors to the dining room.

Dining Room

15'1" x 10'9" (4.6m x 3.3m)

Laminate flooring, electric fire with Adam style mantle, radiator, built-in storage cupboard and French doors with flanking windows to the rear patio.

Kitchen

9'0" x 7'5" (2.75m x 2.27m)

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, space for a cooker, fridge and freezer, tiled splashbacks, two UPVC double glazed windows to the side, large pantry and folding door to the rear hallway.

Rear Hallway

With work surface, space for a tumble dryer, window to the rear and UPVC double glazed door to the side.

First Floor Landing

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

Bedroom One

12'11" x 10'9" (3.95m x 3.3m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed bay window to the front and radiator.

Bedroom Two

12'11" x 10'9" (3.96m x 3.3m)

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

Bedroom Three

8'6" x 7'6" (2.6m x 2.31m)

A carpeted bedroom with UPVC double glazed window to the front, wall-units and radiator.

Bathroom

Incorporating a three-piece suite comprising panelled bath with mains control shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, laminate flooring, UPVC double glazed windows to the rear and side, radiator and a built-in cupboard housing the Vaillant combination boiler.

Outside

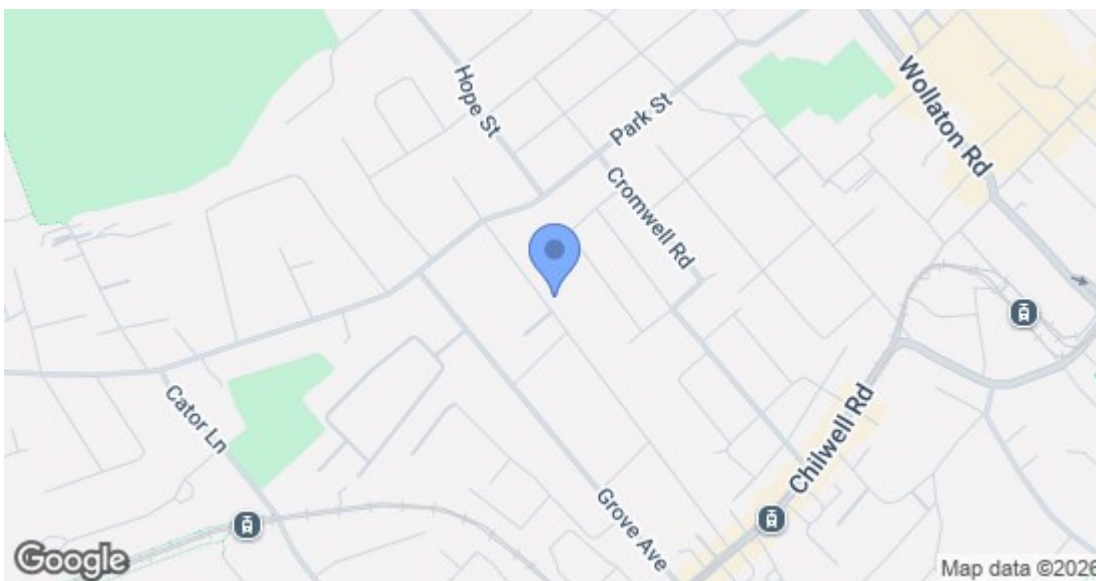
Outside you will find a gated frontage with a gravel and block paved driveway, and gated side access leading to the generous private and enclosed rear garden which includes a patio overlooking the lawn area beyond, a range of mature trees and shrubs, useful storage shed, green house and a detached garage.

Garage

23'7" x 9'8" (7.2m x 2.95m)

Double doors to the front, windows to the side and rear, light and power.





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			
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.