



Chandos Street  
Netherfield, Nottingham NG4 2LR

**Offers Over £210,000 Freehold**

THREE BEDROOM TRADITIONAL SEMI  
DETACHED FAMILY PROPERTY SITAUTED  
IN NETHERFIELD, NOTTINGHAM.





Robert Ellis proudly presents a captivating semi-detached period residence boasting three generously proportioned double bedrooms, nestled within a sought-after location.

The property's character is immediately evident, graced by a bay-fronted façade that exudes timeless charm. Spanning three floors, the accommodation is thoughtfully designed to cater to modern lifestyles. Upon entry, an inviting open porch sets the stage for what lies beyond. Stepping into the reception hallway, one is greeted by an ambiance of warmth and welcome. The heart of the home unfolds seamlessly with an open-plan lounge/dining room, providing a versatile space for both relaxation and entertainment.

An extension reveals an exquisitely appointed kitchen, seamlessly integrated with a snug family area. Here, double doors beckon towards the rear garden. This outdoor haven is designed for ease of maintenance, offering a serene retreat for al fresco gatherings or moments of repose.

Ascending to the first floor, two generously sized double bedrooms await, each offering a sanctuary for rest and rejuvenation. Completing this level is a well-appointed bathroom, designed to cater to the needs of modern living. The journey continues to the second floor, where the third double bedroom awaits, providing additional privacy and space.

Externally, the property boasts a courtyard garden to the front, adding to its charming curb appeal. Meanwhile, the rear garden beckons with its ample size and low-maintenance design, offering an ideal backdrop for outdoor enjoyment.

Beyond the confines of the property, a wealth of amenities awaits, from schools to transportation services, ensuring convenience at every turn. Whether it's a stroll through the neighbourhood or a visit to the nearby shops and recreational facilities, this location offers a vibrant tapestry of experiences.

In essence, this property represents more than just a dwelling—it embodies a lifestyle of comfort, convenience, and timeless elegance. Internal viewing is highly recommended to fully appreciate the allure of this exceptional home.

Contact us now to schedule your viewing appointment and embark on a journey towards your dream home!





### Entrance Hallway

12'4" x 3'2" approx (3.78m x 0.99m approx)

Glazed entrance door to the front elevation leading into the Entrance Hallway. Staircase to the First Floor Landing

### Lounge Diner

26'10" x 11'1" (8.20m x 3.40m)

UPVC double glazed bay fronted window to the front elevation. UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Coving to the ceiling. Ceiling light points. Wall light points. Feature fireplace. Archway open through to dining area.

### Extended Kitchen/Family Room

27'11" x 7'8" (8.53m x 2.36m )

UPVC double glazed door to the side elevation with further UPVC double glazed patio doors to the side elevation leading to the enclosed rear garden. UPVC double glazed windows to the side and rear elevations. Laminate flooring. Tiled flooring. Tiled splashbacks. Ceiling light points. Recessed spotlights to the ceiling. Range of matching modern wall, base and drawer units incorporating worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Integrated oven. 4 ring hob with stainless steel extractor unit above. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Space and point for freestanding fridge freezer

### First Floor Landing

#### Bedroom 1

15' x 9' (4.57m x 2.74m)

UPVC double glazed bay fronted window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point.

#### Bedroom 2

12'4" x 8'11" (3.78m x 2.74m )

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Family Bathroom

15'8" x 7'8" (4.80m x 2.36m)

UPVC double glazed window. Tiled flooring. Tiled

splashbacks. Ceiling light point. Vent. Modern white 3 piece suite comprising of a walk-in shower enclosure with shower above, pedestal wash hand basin with hot and cold taps and a low level flush WC

### Bedroom 3

14'11" x 14'0" (4.57m x 4.29m)

Located on the second floor. UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Front of Property

To the front of the property there is a low maintenance courtyard with hedging, brick wall and fencing surrounding. On road parking

### Rear of Property

To the rear of the property there is a good sized low maintenance enclosed rear garden with a patio area, decked area and artificial lawn area. Space for shed. Fencing and brick wall to the boundaries

### Council Tax

Gedling Council

Tax Band B

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 12mbps Ultrafast 1000mbps

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



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.