



Clarkes Lane,
Chilwell, Nottingham
NG9 5BL

£685,000 Freehold



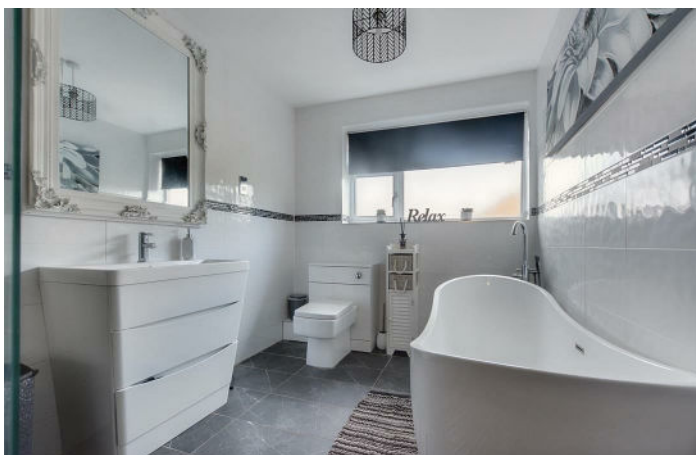
A stylish and substantial individual four bedroom detached house with a contemporary interior.

Benefiting from generous proportions throughout with a particularly impressive open plan kitchen/diner/living space with Velux windows, bi-fold doors and an island, this excellent property will appeal to a wide variety of potential purchasers but is a fabulous family home.

In brief, the well presented interior comprises: Spacious entrance hallway, shower room, open plan kitchen/diner/living space, snug/TV room, office and utility to the ground floor. Rising to the first floor is a landing with useful storage cupboards, an impressive master bedroom with en-suite and fully vaulted ceilings with Velux windows, three further good sized double bedrooms and a family bathroom.

Outside the property occupies a generous corner plot with a driveway providing ample car standing to the front with a detached garage beyond and landscaped and low maintenance enclosed gardens to the rear and side.

Occupying an established and desirable residential location, convenient for local schools, shops, parks and excellent transport links, this individual property is well worthy of viewing.



Entrance Hallway

A composite double glazed entrance door leads to the spacious hallway with ceramic tiled flooring, radiator and stairs off to first floor landing.

Shower Room

With modern fittings in white comprising WC, wash hand basin inset to vanity unit, shower cubicle with mains controlled shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail and UPVC double glazed window.

Sitting Room

17'11" x 16'7" maximum overall measurements (5.47 x 5.07 maximum overall measurements)

With two radiators and a solid fuel burner mounted upon a granite style hearth with inset timber mantle and feature slate clad chimney breast.

Kitchen/Diner

32'2" x 13'5" decreasing to 11'10" (9.82 x 4.11 decreasing to 3.62)

With an extensive range of quality modern fitted wall and base units, quartz worksurfaces and fitted breakfast bar, inset gas hob with air filter above, inset double oven, microwave and coffee machine, integrated dishwasher, one and a half bowl sink with mixer tap, inset ceiling spotlights, feature Velux windows, two UPVC double glazed windows, aluminium bi-fold doors and further patio doors leading to the rear garden and two radiators.

TV Room/Snug

14'5" x 13'8" (4.41 x 4.17)

With three UPVC double glazed windows, patio door to the rear garden and radiator.

Office

9'2" x 8'6" (2.80 x 2.61)

With UPVC double glazed window.

Laundry/Utility Room

9'3" x 8'11" (2.84 x 2.74)

With fitted wall and base units, worksurfaces with tiled splashbacks, plumbing for a washing machine, dryer space, wall mounted Ideal boiler, radiator, UPVC double glazed window and tiled flooring.

First Floor Landing

With spotlights, useful fitted cupboards and loft hatch.

Bedroom One

14'4" x 10'11" decreasing to 9'5" (4.38 x 3.35 decreasing to 2.88)

With UPVC double glazed window and Juliet style balcony, four feature Velux windows and vaulted ceiling, inset ceiling spotlights, fitted wardrobe and radiator.

En-Suite

Incorporating a three piece suite comprising WC, wash hand basin inset to vanity unit, shower cubicle with mains controlled shower over and tiled splashbacks, wall mounted heated towel rail, inset ceiling spotlights, extractor fan and UPVC double glazed window.

Bedroom Two

14'4" x 9'4" (4.37 x 2.87)

With UPVC double glazed window and radiator.

Bedroom Three

11'1" x 10'10" (3.40 x 3.32)

With UPVC double glazed window and radiator.

Bedroom Four

11'7" x 10'0" (3.54 x 3.07)

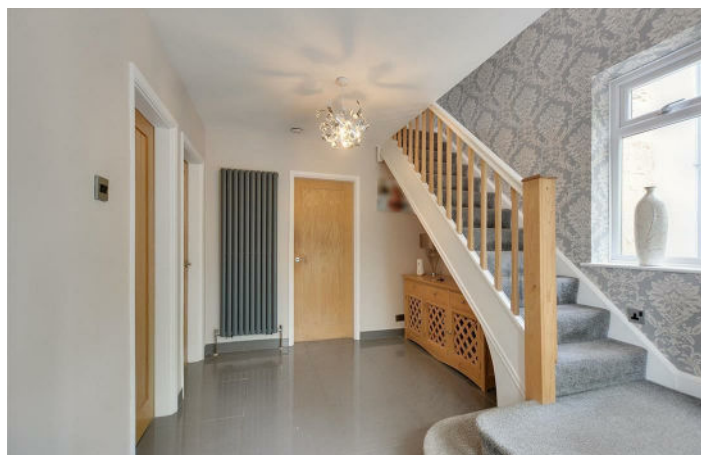
With UPVC double glazed window, radiator and fitted wardrobes.

Bathroom

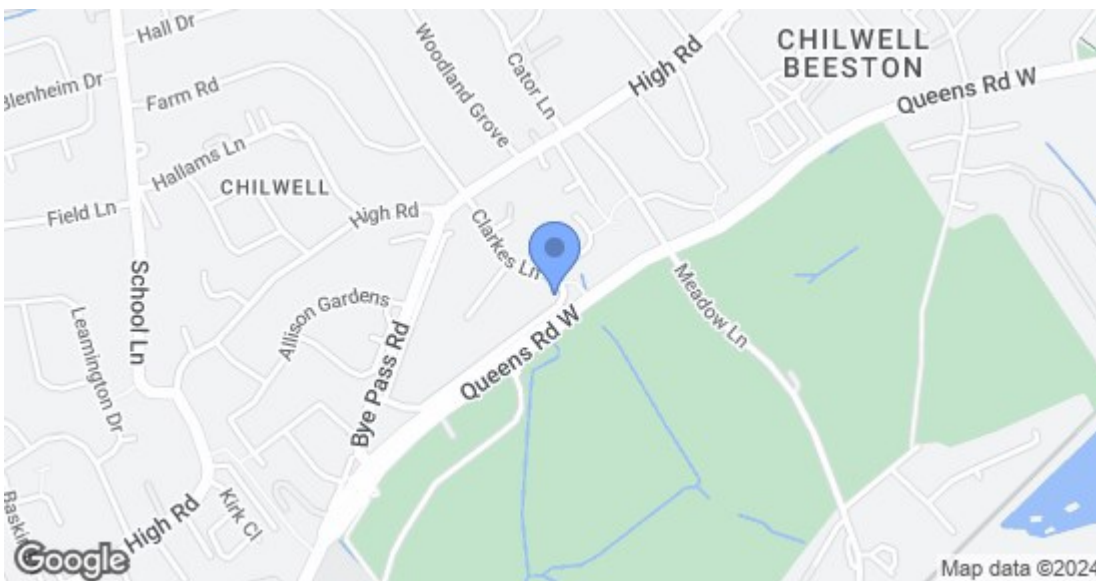
With a four piece suite comprising WC, freestanding bath with shower handset, wash hand basin inset to vanity unit, double shower cubicle with mains controlled shower over, fully tiled walls, tiled flooring, UPVC double glazed window and wall mounted heated towel rail.

Outside

To the front the property has a block paved driveway providing ample car standing with a detached brick and tile garage beyond and access to the rear. To the rear the property has an enclosed and landscaped low maintenance garden with artificial grass, decking, outside tap, power point and a shed.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus	A		
161-191	B		
136-160	C	73	79
105-135	D		
81-104	E		
61-80	F		
15-60	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			
192 plus	A		
161-191	B		
136-160	C		
105-135	D		
81-104	E		
61-80	F		
15-60	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.