Robert Ellis

look no further...







High Road,
Chilwell, Nottingham
NG9 4AT

£345,000 Freehold

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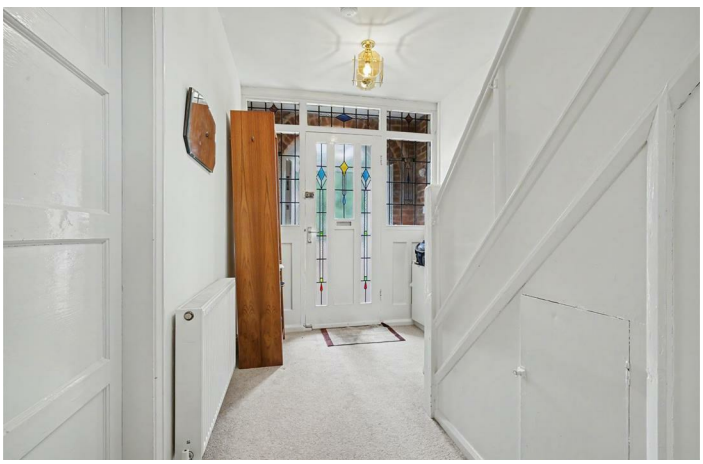
This charming semi-detached house presents an excellent opportunity for young professionals and families alike. With its inviting façade and well-maintained exterior, the property boasts a warm and welcoming atmosphere from the moment you arrive.

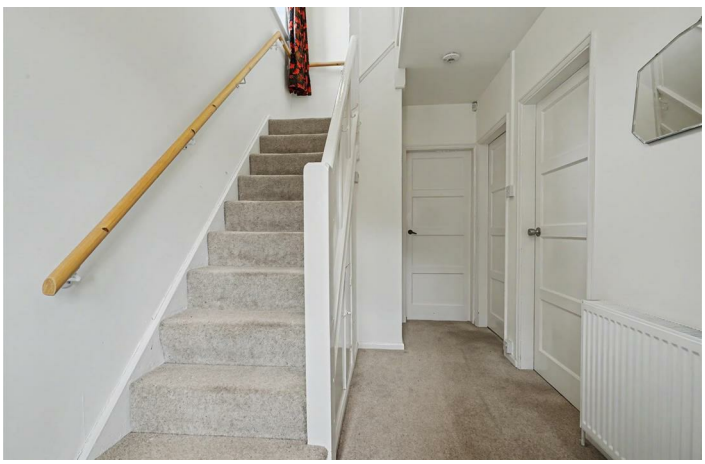
Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can easily be adapted to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area. The heart of the home is complemented by three comfortable bedrooms, providing ample space for rest and relaxation. Each room is filled with natural light, creating a bright and airy environment that is sure to please.

The property features a well-appointed bathroom, designed for both convenience and comfort. With its practical layout, it caters to the needs of modern living, making daily routines a breeze.

Situated in a desirable location, this home offers easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. The absence of any upward chain makes this property an even more attractive prospect, allowing for a smooth transition into your new home.

In summary, this semi-detached house on High Road is a fantastic opportunity for those seeking a blend of comfort, space, and convenience in a vibrant community. Whether you are starting a family or looking for a place to settle down, this property is well worth your consideration.





Porch
UPVC double glazed French doors to the front and a further door with flanking windows leading to the hallway.

Entrance Hallway
With stairs to the first floor, radiator, useful understairs storage cupboard and doors the kitchen, lounge and dining room.

Dining Room
12'0" x 11'5" (3.67m x 3.48m)
A carpeted reception room with UPVC double glazed bay window to the front, radiator and a boarded up fireplace with a tiled surround and hearth.

Lounge
12'5" x 12'0" (3.81m x 3.67m)
A carpeted reception room with electric fire with tiled hearth and surround, radiator and UPVC double glazed sliding patio doors to the rear.

Kitchen
8'10" x 6'10" (2.7m x 2.1m)
Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob, tiled flooring and splashbacks, space for a fridge and freezer, plumbing for a washing machine, radiator, UPVC double glazed window to the side, a pantry cupboard housing the Vaillant boiler and a door to the rear hall and brick-built store.

First Floor Landing
With UPVC double glazed window to the side, loft-hatch and doors to the WC, bathroom and three-bedrooms.

Bedroom One
12'0" x 11'5" (3.67m x 3.5m)
A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

Bedroom Two
12'5" x 12'0" (3.81m x 3.67m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three
7'11" x 6'10" (2.42m x 2.1m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Comprising panelled bath with electric shower over, pedestal wash-hand basin, tiled splashback, radiator, UPVC double glazed window to the rear and airing cupboard housing the hot water cylinder.

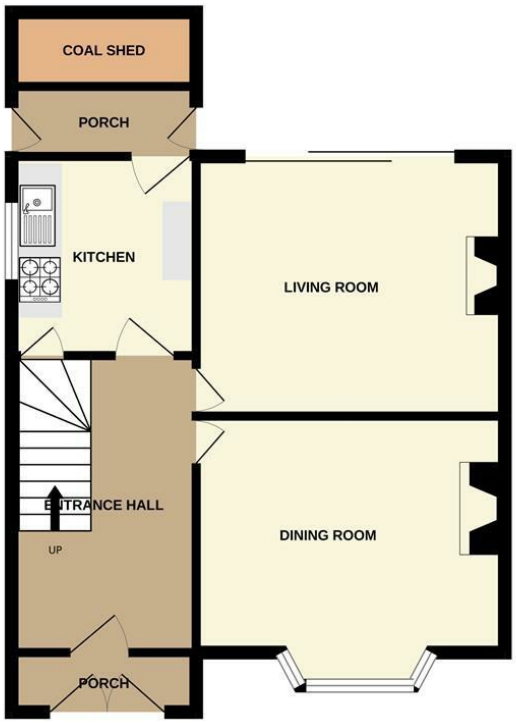
Separate WC
Fitted with a WC, laminate flooring, UPVC double glazed window to the side and radiator.

Outside
Outside the property is situated on a large corner plot with lawned garden to the front and side with a range of mature shrubs and gated access leads to the rear garden which includes a large patio, lawned area with a range of mature trees and shrubs, a driveway and a garage to the rear.





GROUND FLOOR

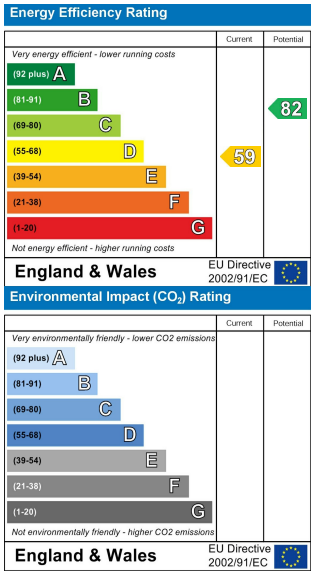


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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