Robert Ellis

look no further...







Northdown Drive,
Chilwell, Nottingham
NG9 5NT

£325,000 Freehold

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An extended and well-presented three-bedroom semi-detached house.

Benefitting from a full width pitched roof extension to the rear, providing an open plan kitchen diner and living area with feature Velux windows and patio doors, this versatile property will appeal to a variety of potential purchaser.

In brief the internal accommodation comprises entrance hall, sitting room, open plan kitchen diner, garden room/dining area, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive which provides ample car standing with the garage beyond, a low-maintenance front garden with a mature hedge boundary, and to the rear there is a primarily lawned garden with stocked borders and shed.

Occupying a sought-after and peaceful residential location, yet placed for easy access to local schools, shops, parks, public transport links including the NET tram and bus routes.





A recess porch shelters the UPVC double glazed entrance door.

Entrance Hall
Radiator, stairs off to the first floor landing and useful cloaks cupboard.

Sitting Room
13'4" x 11'1" (4.07m x 3.40m)
UPVC double glazed window and radiator.

Dining Area
10'2" x 7'10" (3.11m x 2.40m)
With radiator.

Kitchen
15'8" x 6'7" (4.79m x 2.03m)
With a range of fitted units, work-surfacing with tiled splashback, breakfast bar, one-and-a-half bowl sink with mixer tap, inset gas hob with extractor above, inset electric double oven and grill and microwave, integrated dishwasher, Samsung American-style freezer, walk-in pantry cupboard, tiled flooring, two UPVC double glazed windows and UPVC double glazed door to the exterior.

Garden Room/Dining
8'9" x 7'9" (2.69m x 2.38m)
UPVC double glazed patio doors to the rear garden and two feature Velux windows and radiator.

First Floor Landing
With UPVC double glazed window and loft-hatch.

Bedroom One
13'7" x 9'4" (4.15m x 2.87m)
UPVC double glazed window, radiator and fitted wardronbes.

Bedroom Two
8'11" x 8'4" plus door recess (2.73m x 2.56m plus door recess)
UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Three
8'10" x 7'5" (2.70m x 2.28m)
UPVC double glazed window, radiator and fitted cupboard.

Bathroom
With modern fitments in white comprising WC, wall-mounted wash-hand basin, P-shaped bath with mains control shower over, part-tiled walls, wall-mounted heated towel rail, extractor fan, UPVC double glazed window and airing cupboard housing the Worcester boiler.

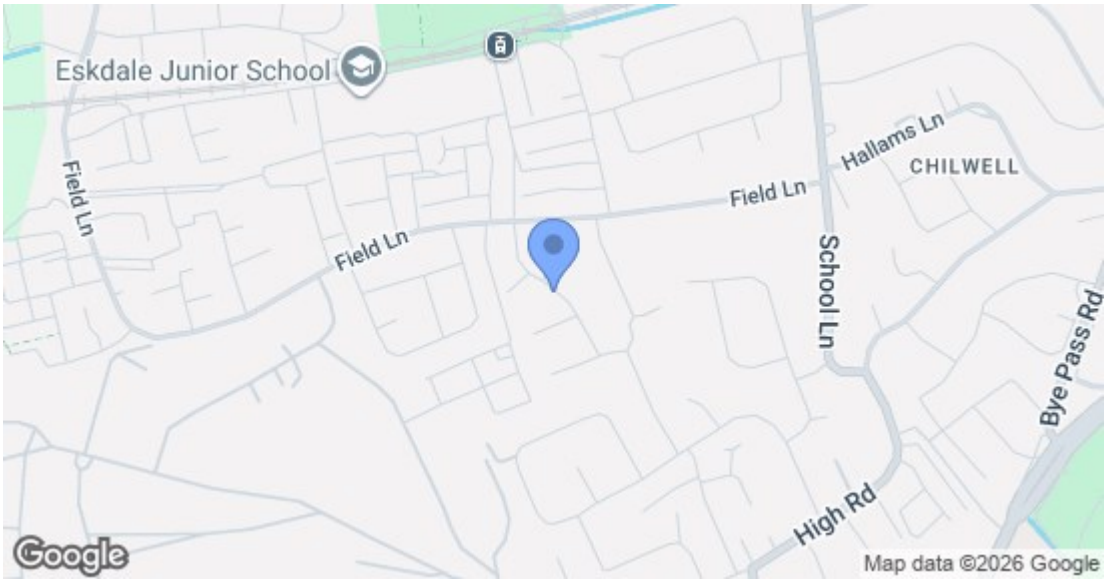
Outside
To the front the property has a low-maintenance paved garden with mature hedge boundaries and a drive providing ample car standing along the side of the property with an outside tap and garage beyond. To the rear the property has enclosed and private garden with lawn, stocked beds and borders, power point and a timber shed.

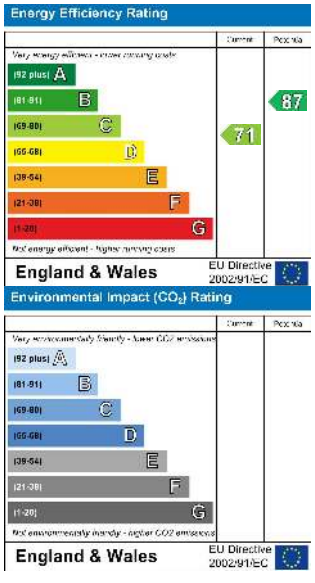
Garage
18'8" x 10'4" (5.71m x 3.16m)
Up and over door to the front, UPVC double glazed window and pedestrian door to the side, light and power.











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.