



245 Bye Pass Road  
Chilwell, Nottingham NG9 5HR

**£284,000 Freehold**

Extended, three bedroom, bay fronted,  
detached house, close to a range of shops and  
amenities.





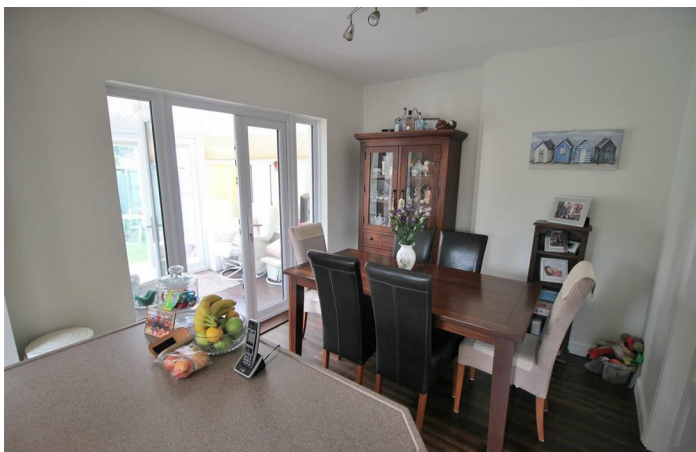
AN EXTENDED AND WELL PRESENTED, THREE BEDROOM, BAY FRONTED, DETACHED HOUSE.

Situated in a popular and convenient location, within close proximity of a range of shops and amenities including Chilwell retail park, Beeston town centre and Attenborough nature reserve and close to excellent transport links including Attenborough train station and local bus routes, this beautifully presented property is considered a fantastic opportunity for a range of potential purchasers including families and young professionals.

In brief, the internal accommodation comprises entrance hall, lounge, open plan kitchen diner and conservatory to the ground floor, with two double bedrooms, a further single bedroom and a family bathroom to the first floor.

Outside, the property benefits from a generous concrete driveway with ample car standing, hedged boundaries and side access leading to the garage and rear garden where you will find a slabbed patio with a lawned area beyond, stocked borders and fenced boundaries.

With the benefit of a kitchen extension, UPVC double glazing and gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



#### Entrance hall

UPVC double glazed front door with flanking windows, feature panelling on the walls, stairs to the first floor, UPVC double glazed window to the side, radiator and door to the kitchen diner and:

#### Lounge

15'7" x 10'10" (4.75 x 3.32)

UPVC double glazed bay window to the front, feature gas fire, radiator and double doors to the:-

#### Kitchen diner

17'1" reducing to 9'3" x 16'9" red to 5'10" (5.21 reducing to 2.84 x 5.12 red to 1.8)

With a range of modern wall, base and drawer units, integrated one and a half bowl sink with drainer, dishwasher, electric oven with five burner gas hob and extractor fan over, tiled splashbacks, an island with integrated fridge and freezer, under stairs storage cupboard, spotlights, radiator, UPVC double glazed windows to the side and rear and UPVC double glazed French doors with flanking windows to the:-

#### Conservatory

9'6" x 6'10" (2.92 x 2.1)

Tiled flooring, underfloor heating, UPVC double glazed windows surround and UPVC double glazed French doors to the rear garden.

#### First floor landing

UPVC double glazed windows to the side, feature panelling on the walls, loft hatch and doors to the bathroom and three bedrooms.

#### Bedroom 1

12'10" x 10'11" (3.93 x 3.33)

UPVC double glazed bay window to the front and radiator.

#### Bedroom 2

12'7" x 10'11" (3.84 x 3.33)

Fitted wardrobes, UPVC double glazed window to the rear and radiator.

#### Bedroom 3

8'7" x 6'0" (2.64 x 1.83)

UPVC double glazed window to the front and radiator.

#### Outside

The property benefits from a generous concrete driveway with ample car standing, hedged boundaries and side access leading to the garage and rear garden where you will find a slabbed patio with a lawned area beyond, stocked borders and fenced boundaries.

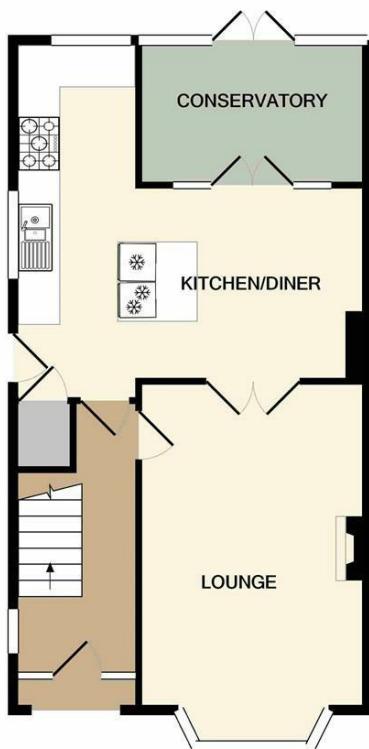
#### Garage

15'7" x 10'11" (4.76 x 3.33)

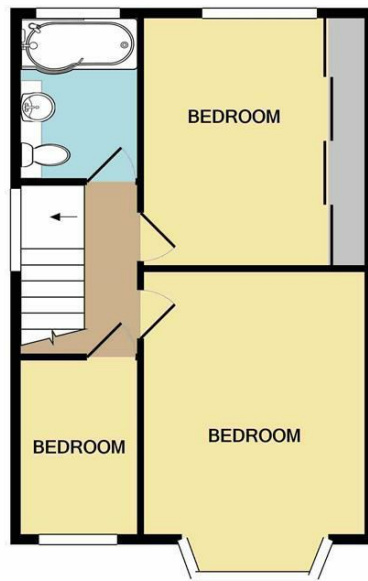
Up and over garage door, power and window to the side.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	59	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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