

TO LET



Minton Close, Chilwell, Nottingham, NG9 6PZ
£1,750pcm


MARTIN & CO



Minton Close, Chilwell

Detached House,
4 bedroom, 2 bathroom

£1,750pcm

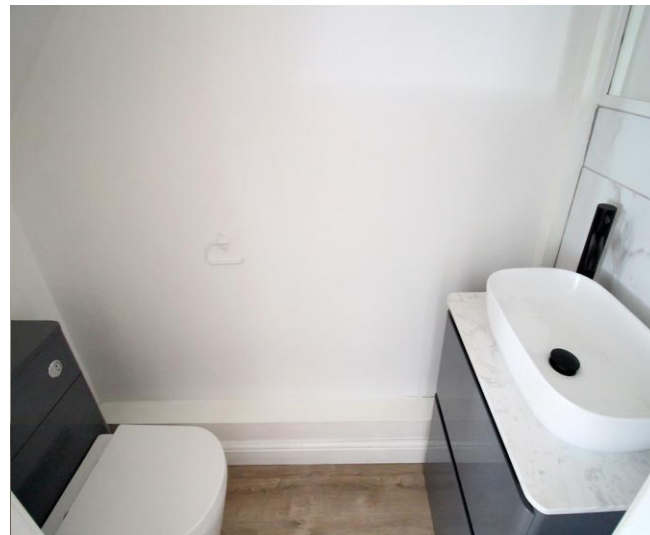
Date available: 1st March 2024

Deposit: £2,019

Unfurnished

Council Tax band: D

- Four Bedroom Detached House
- Extensively Renovated Throughout
- Stunning Dual Aspect Kitchen/Diner
- New Windows & Bi-Fold Doors to Lounge
- Four Well Proportioned Bedrooms
- Master With En-Suite
- Integral Garage



Renovated throughout, this four bedroom detached family home requires early viewing to appreciate the space and high quality finish. The accommodation comprises of a hallway, cloakroom, refitted dual aspect dining/kitchen, lounge with bi-folding doors, four well proportioned bedrooms (master with en-suite) and a four piece family bathroom. Externally there is an enclosed rear garden, driveway for two cars and an integral single garage. Situated in a cul-de-sac setting in a sought after location close to an array of local amenities.

HALLWAY Accessed via an external Rock composite door with two opaque glass panels, wood effect floor covering, traditional column radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c., vanity wash hand basin with splash back tiling, wood effect floor covering and ceiling light.

KITCHEN/DINER 30' 1" x 8' 8" (9.17m x 2.64m) This stunning open plan space offers a brand new Magnet fitted kitchen with a range of high and low level soft closing matt units with a squared edge solid oak worktop over with upstand incorporating a matt black composite one and quarter bowl sink and drainer, recessed plinth lighting, integrated NEFF electric oven, inset NEFF induction hob and NEFF chimney extractor hood over, integrated Hoover dishwasher, wood effect floor covering, double glazed windows to the front and side elevations, fitted ceiling spotlights, ceiling light over breakfast bar and open plan to the dining area which has French Doors to the rear garden, internal double doors through the lounge, wood effect flooring, vertical column radiator and fitted ceiling spotlights.

LOUNGE 14' 8" x 11' 2" (4.47m x 3.4m) With bi-folding

doors to the rear garden, wood effect floor covering, traditional column radiator and ceiling light.

LANDING With a fitted carpet, double glazed window to the front elevation, traditional column radiator, loft hatch and ceiling light.

MASTER BEDROOM 12' 2" x 11' 2" (3.71m x 3.4m) With a fitted carpet, double glazed window to the rear elevation, wall mounted radiator and ceiling light.

EN-SUITE The refitted en-suite comprises of a shower enclosure with a mains fitted mixer bar shower with dual shower heads, low flush w.c., vanity wash hand basin, new illuminated bathroom cabinets with shaver sockets, LVT flooring, full ceramic wall tiling, anthracite grey heated towel rail, opaque double glazed window to the side and fitted ceiling spotlights.

BEDROOM TWO 11' 3" x 11' 2" (3.43m x 3.4m) With a fitted carpet, double glazed window to the rear elevation, wall mounted radiator and ceiling light.



BEDROOM THREE 14' 7" x 8' 2" (4.44m x 2.49m) With a fitted carpet, double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM FOUR 8' 9" x 7' 7" (2.67m x 2.31m) With a fitted carpet, double glazed window to the front elevation, wall mounted radiator and ceiling light.

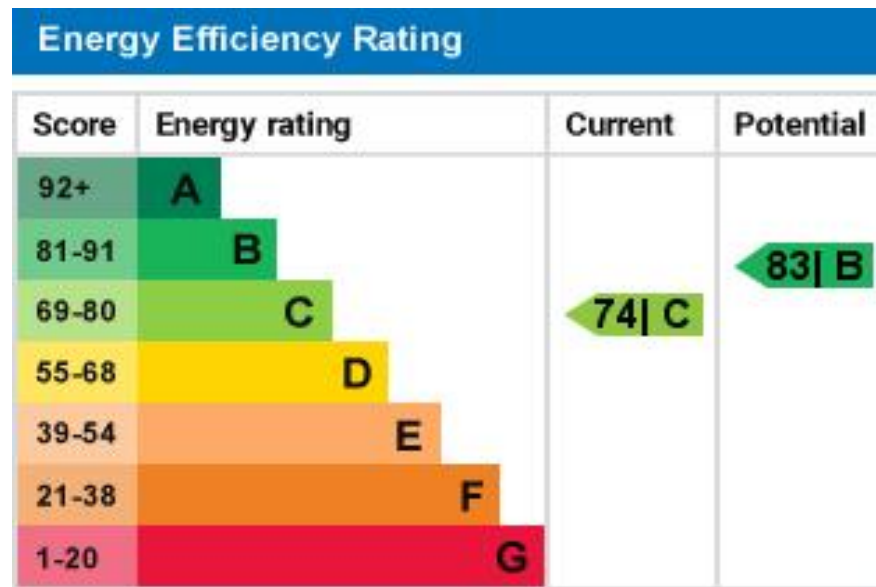
BATHROOM The refitted bathroom comprises of a double ended D-Shaped bath with black matt mixer taps and a hand held shower attachment, shower enclosure with a mains fitted mixer bar shower with dual shower heads, low flush w.c., vanity wash hand basin, new illuminated bathroom cabinets with shaver sockets, LVT flooring, full ceramic wall tiling, anthracite grey heated towel rail, opaque double glazed window to the side and fitted ceiling spotlights.

EXTERNAL The property enjoys an enclosed rear garden which is mainly laid lawn with a patio area,

mature shrubs and trees, a walled and fenced boundary and two secure gate access points. To the front there is a lawned garden and a driveway for two cars leading to an integral single garage with a sectional up and over door, power and lighting.

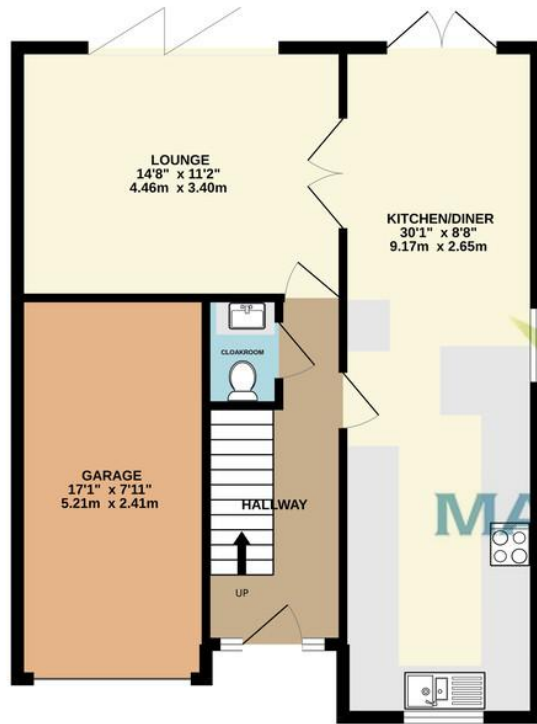
NOTES In order to meet the referencing criteria applicants must be in receipt of a salary of £52,500 from a permanent source of employment.

To reserve the property a holding fee of £403.00 payable.

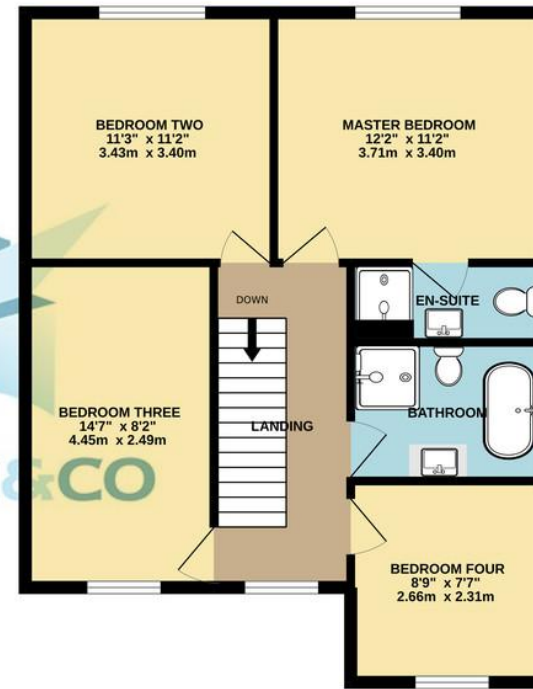




GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.4 sq.m.) approx.

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.