

2 Bed Semi-Detached In High Road Chilwell, Nottingham, NG9 5DL £250,000





SHORT DESCRIPTION

Property Ref: 14916 Guide price 250-260k. To book a viewing please email or call/leave a voicemail and you will be contacted to arrange a date/time. This two bed semi-detached house comes to the market fully furnished having recently undergone full renovation including brand new combi boiler with new central heating system / wet underfloor heating and electrical rewiring. The property has been completed to a high specification to include luxury features such as full downstairs underfloor heating, smart thermostats both upstairs and downstairs, new double glazed floor to ceiling black aluminium patio doors and the addition of a luxury walk-in shower en-suite. The owner has modernised the property with the intention of creating a luxury space which is as energy efficient and low maintenance as possible - keeping running costs and effort to a minimum to maintain. This home is in prime location on the perimeter of Nottingham in the popular residential location of Beeston/Chilwell. Buses which take you directly into Nottingham, Derby and East Midlands airport can be found right on your doorstep, or a tram stop is a short ten minute walk away along the local high road where plenty of shops, bars and restaurants can be found. Both Beeston and Attenborough train stations are easily accessible on foot or by car, as well with quick and easy access via car to the A52 and M1. Driveway Gravel driveway with parking for 2-3 cars off road. Entrance can be obtained to the garden via a side gate. A Eufy 2k Smart doorbell can be found at the front door of the property enabling you to be notified of visitors when away from home. Entrance Hall leading to stairs and door into living/kitchen/diner. Living/Kitchen/Dining Area 4.5m x 6.8m approx Open plan space heated via underfloor heating. This is more energy efficient than radiators as the heat spreads evenly across the room and is prevented from escaping with insulation from below. This heating is controlled via a smart thermostat specifically for downstairs (upstairs is controlled via a secondary smart thermostat) - allowing you to turn your heating on and off from anywhere using your smartphone. The gold calcutta marble tiles are an excellent conductor of heat, and in an XL size with minimal grout lines means it's easy and simple to clean. The room has been arranged for the sofa to face a wooden veneer panelled wall with space for a TV and a 4 Kw heat output bioethanol fireplace. Bioethanol is the environmentally friendly way to produce a real flame as it is completely carbon free - it produces no smoke or odours and doesn't require any use of gas or electricity - just purchase the desired amount of fuel. A hidden door leads to an under stairs utility. Modern matte black 'Wren' kitchen features an island with inbuilt dishwasher, electric hob and inset sink along with a matching black instant boiling water tap - no more waiting for the kettle to boil! Floor to ceiling cabinets hold an inbuilt fridge freezer, electric oven and microwave. No more unsightly bins taking up valuable floor space either with the properties inbuilt cupboard solution. The kitchen island features a seated space at the end with two stools, perfect for socialising whilst cooking or eating on the go. Alternatively there is space for a dining table/chairs in the area facing the garden. Floor to ceiling patio doors with XL wide panels provide maximum natural light and an unobstructed view of the garden. Utility Currently houses a combo washer-dryer machine with shelving and wall hooks for storage. Hallway Upstairs hosts a hatch to the loft which can be folded down from the ceiling with stairs pulled down for easy access. Master Bedroom 3.2m x 3.9m approx Hosts the smart thermostat upstairs which can be programmed either via the control panel or the Heatmiser app. As upstairs has its own thermostat you can set its temperature and timings separately to downstairs. Lighting switch allows you to dim the spotlights and bedside lights which can also be controlled with a bedside lightswitch on both sides of the room. This room has space for a Superking bed and comes with plenty of wardrobe space along with a hook area behind the door for more storage. Opposite the bed there are plug sockets ready to hang a TV and an open doorway leading to the luxury en-suite. En-suite 1.5 m x 2m approx Fully tiled en-suite with wall hung rimless toilet, corner sink unit and walk-in rainfall shower with separate shower head. A hidden cupboard is above the toilet for storing bathroom essentials. Dual fuel towel radiator allows the room to be heated via central heating or manually turned on to a desired temperature even when the heating is off. Bedroom 2 2.85m x 2.79m approx Currently styled as a walk-in wardrobe. Bathroom 2m x 2m approx Fitted curved bath with a mixer shower, wall hung rimless toilet, sink and dual fuel towel radiator. Main LED lights are dimmable or floor spotlights can be switched on separately. Garden Patio doors open onto a large decking area which wraps around to the back of the house with artificial grass where an outside tap can be found. A pathway leads up to a storage shed. Property Type: Semi-detached Full selling price: £250000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: A EPC rating: D Measurement: 742.71 sq.ft. Outside Space: Rear Garden, Enclosed Garden Parking: Driveway, Private Heating Type: Double Glazing Chain Sale or Chain Free: Chain sale Possession of the property: Self-occupied -----

2

Bed Room(s)

2

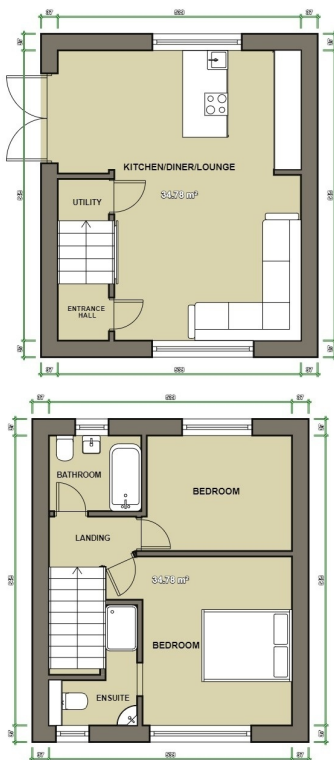
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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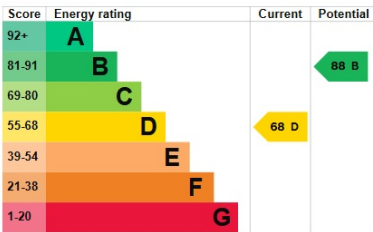
Property type	Semi-detached house
Total floor area	69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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