



**Mountbatten Way, Chilwell, Nottingham**  
£320,000 Freehold

  
**MARTIN & CO**



# Mountbatten Way, Chilwell

4 Bedrooms, 2 Bathroom

£320,000

- Modern, Three/Four Bedroom Town House
- Newly Installed Boiler (September 2022)
- Lounge With Juliet Balcony
- Tandem Driveway & Single Garage
- Master Bedroom & En-Suite
- Enclosed South-Facing Rear Garden
- Sought After Location



Situated in this popular and sought after location this three/four bedroom town house built in 2004 requires early viewing. The property briefly comprises of an entrance hall, bedroom four/study/reception room, cloakroom and dining/kitchen to the ground floor, lounge with Juliet Balcony and double bedroom with fitted wardrobes are to the first floor and the master bedroom with fitted wardrobes and en-suite, family bathroom and a further bedroom are located on the second floor. The property enjoys a low maintenance south-facing rear garden and a tandem length driveway leading to a single garage.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



**HALLWAY** Accessed via an external door with wood effect laminate flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

**BEDROOM FOUR/RECEPTION ROOM 10' 2" x 8' 8"** (3.1m x 2.64m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**CLOAKROOM** With a low flush w.c., pedestal wash hand basin, ceramic tiled flooring, wall mounted radiator and ceiling light.

**KITCHEN/DINER 12' 10" x 12' 10"** (3.91m x 3.91m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, splash back tiling, integrated electric Bosch oven (installed December 2022), inset gas hob with extractor hood over, washing machine and dishwasher plumbing, Worcester boiler (installed September 2022), ceramic tiled flooring, under stairs storage cupboard, wall

mounted radiator, uPVC double glazed window to the rear and French Doors to the garden and three ceiling lights.

**FIRST FLOOR LANDING** With fitted carpet, ceiling light and stairs rising to the second floor.

**LOUNGE 12' 10" x 10' 2"** (3.91m x 3.1m) With a fitted carpet, Juliet Balcony, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO 10' 10" x 9' 8"** (3.3m x 2.95m) With a fitted carpet, two uPVC double glazed windows to the rear elevation, fitted wardrobes, wall mounted radiator and ceiling light.

**SECOND FLOOR LANDING** With a fitted carpet, airing cupboard, wall mounted radiator and ceiling light.

**MASTER BEDROOM 10' 9" x 10' 2"** (3.28m x 3.1m) With a fitted carpet, two uPVC double glazed windows

to the front elevation, fitted wardrobes, wall mounted radiator and ceiling light.

**EN-SUITE** With a fitted suite comprising of a shower cubicle with a mains fitted mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator and ceiling light.

**BEDROOM THREE 9' 8" x 5' 10"** (2.95m x 1.78m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, loft hatch and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with chrome mixer taps and an electric shower over, low flush w.c. pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part wall tiling, opaque uPVC double glazed window to the rear and ceiling light.

**EXTERNAL** The property enjoys an enclosed, south facing rear garden which is laid to lawn with a slabbed





patio area, slate chippings, mature shrubs, fenced boundary and secure gate access. There is also a tandem length driveway providing space for two vehicles and leading to a single garage with up and over door and is also great for storage.

**LOCATION** The property is situated in this modern development with an array of local amenities close to hand including a Tesco superstore, Chilwell Retail Park, a shopping precinct, pubs and the Village Health Club are all within easy reach. A little further afield are Attenborough Nature Reserve & Wollaton Hall & Deer Park providing fantastic outdoor spaces and walks. The property is just a short drive from Beeston Town Centre, Attenborough Train Station and it also affords easy access to the A52, Nottingham, Derby and the M1 at J25.

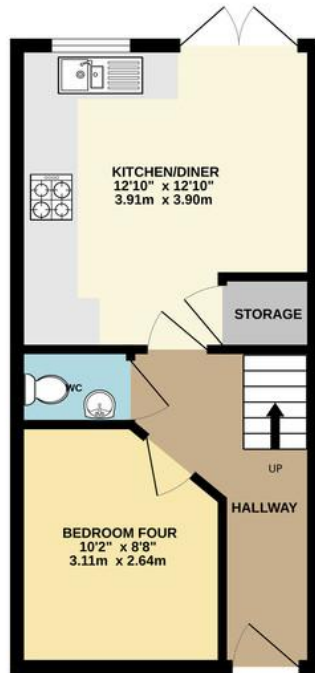
Council Tax Band C



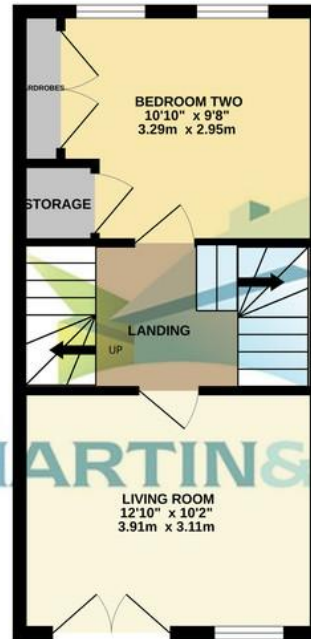




GROUND FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



2ND FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



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TOTAL FLOOR AREA : 983 sq.ft. (91.3 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

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