Robert Ellis

look no further...

Gwenbrook Road,
Chilwell, Nottingham
NG9 4AZ

£350,000 Freehold

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A traditional bay-fronted semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a variety of shops and amenities including schools, transport links, Beeston Town Centre, and Chilwell Retail Park, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

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

To the front of the property, you will find a lawned garden, concrete driveway, and gated side access leading to the large private and enclosed rear garden, which includes a gravelled seating area overlooking the lawn beyond, a range of mature shrubs, useful storage sheds and fence boundaries.

Having been upgraded and refurbished by the current vendors, including new kitchen, bathroom, boiler, consumer unit, and redecoration throughout, this great property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Hall
UPVC double glazed entrance door, UPVC double glazed window to the side, stairs to the first floor, radiator, useful under stairs storage cupboard with plumbing for a washing machine, and doors to the WC, kitchen diner and lounge.

Lounge
12'5" x 10'11" (3.79m x 3.34m)
With wooden flooring, UPVC double glazed bay-window to the front, feature log burner with slated tiled hearth and exposed brick surround, and radiator.

Kitchen Diner
19'1" x 11'3" reducing to 7'11" (5.84m x 3.43m reducing to 2.42m)
Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and extractor fan over, integrated fridge freezer and dishwasher, space for a tumble dryer, useful pantry cupboard, vinyl flooring, radiator, built-in cupboards and alcove shelving unit, UPVC double glazed French doors with flanking windows to the rear garden.

Downstairs WC
Fitted with a low-level WC, wall mounted corner wash-hand basin, tiled splashbacks, vinyl flooring, radiator and extractor fan.

First Floor Landing
UPVC double glazed window to the side, loft hatch, and doors the bathroom and three bedrooms.

Bedroom One
11'7" x 11'1" (3.55m x 3.38m)
A carpeted double bedroom with UPVC double glazed bay-window to the front, and radiator.

Bedroom Two
11'5" x 11'2" (3.5m x 3.42m)
A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

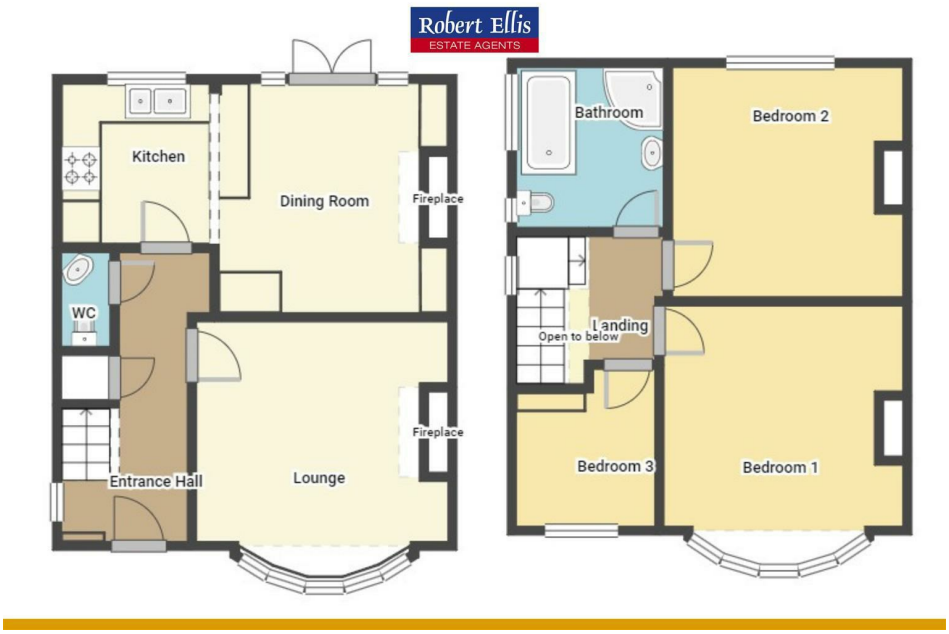
Bedroom Three
8'0" x 7'2" (2.44m x 2.2m)
With wooden flooring, UPVC double glazed window to the front, and radiator.

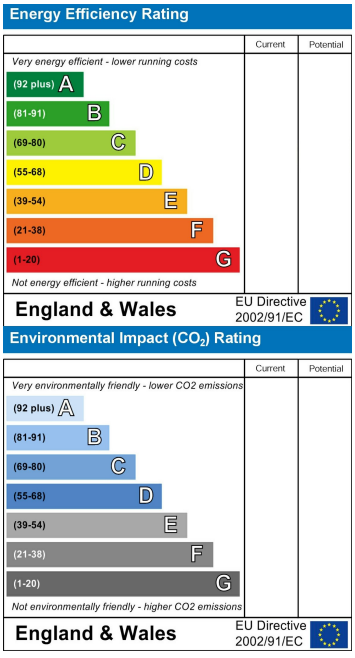
Bathroom
Incorporating a four-piece suite comprising: free standing bath, corner shower, pedestal wash-hand basin, low-level WC, vinyl flooring, tiled splashbacks, feature panelled walls, two UPVC double glazed windows to the side, and heated towel rail.

Outside
To the front of the property, you will find a lawned garden, concrete driveway, and gated side access leading to the large private and enclosed rear garden, which includes a gravelled seating area overlooking the lawn beyond, a range of mature shrubs, two useful storage sheds and fence boundaries.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.





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