



Clumber Avenue,  
Chilwell, Nottingham  
NG9 4BH

**£535,000 Freehold**



A beautifully presented and extended traditional four bedroom detached house on a particularly generous plot.

This 1950s Hofton built house, has been extended by the current vendors and now provides a particularly appealing and versatile living space, complemented by modern fixtures and fittings throughout and benefitting from generous room sizes.

In brief the bright and well appointed interior comprises; sitting room, lounge diner, breakfast kitchen, study, shower room and bedroom. Rising to the first floor are three further bedrooms, WC and bathroom.

Outside the property has a drive to the front providing ample car standing and to the rear there is a beautifully landscaped large and private garden.

Occupying an enviable position within a popular cul-de-sac, convenient for the NET tram, local schools and shops and a wide range of other amenities, this property will make a fantastic family home, though will appeal to a variety of potential purchaser.



#### Entrance Hall

UPVC double glazed entrance door with feature coloured leaded glass, Karndean flooring, radiator with decorative cover, under stairs cupboard and further cloaks cupboard.

#### Sitting Room

13'3" x 11'10" (4.05m x 3.63m )

UPVC double glazed bay window, radiator with decorative cover, fuel effect gas fire with granite style hearth and Adam-style mantle.

#### Living Diner

22'6" x 11'0" (6.86m x 3.36m )

UPVC double glazed patio doors leading to the rear garden, Karndean flooring, two radiators (one with decorative cover), electric log burner with rustic timber Adam-style mantle.

#### Breakfast Kitchen

18'11" x 7'11" increasing to 8'9" (5.78m x 2.42m increasing to 2.68m )

With an extensive range of fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset gas hob with air filter above, inset electric double oven and grill, integrated dishwasher, plumbing for a washing machine, space for a dryer, concealed Worcester boiler, UPVC double glazed window and door to the exterior.

#### Study

16'8" x 7'3" (5.10m x 2.21m )

UPVC double glazed window.

#### Shower Room

7'1" x 6'3" (2.18m x 1.91m )

Fitments in white comprising: low level WC, wash hand basin inset to vanity unit with mirror and cupboards, shower cubicle with Mira shower over, fully tiled walls, tiled flooring, UPVC double glazed window, inset ceiling spotlights and extractor fan.

#### Bedroom Four

12'0" x 7'3" (3.67m x 2.22m )

UPVC double glazed window and radiator.

#### First Floor Landing

UPVC double glazed window and loft hatch.

#### Bedroom One

15'4" x 11'11" (4.69m x 3.65m )

UPVC double glazed bay window, radiator, fitted wardrobes and dressing table.

#### Bedroom Two

11'5" x 11'0" (3.50m x 3.36m )

UPVC double glazed window and radiator.

#### Bedroom Three

8'1" x 6'11" (2.48m x 2.11m )

UPVC double glazed window, radiator and fitted wardrobes.

#### Separate WC

Fitted with a low level WC, part tiled walls, tiled flooring and UPVC double glazed window.

#### Bathroom

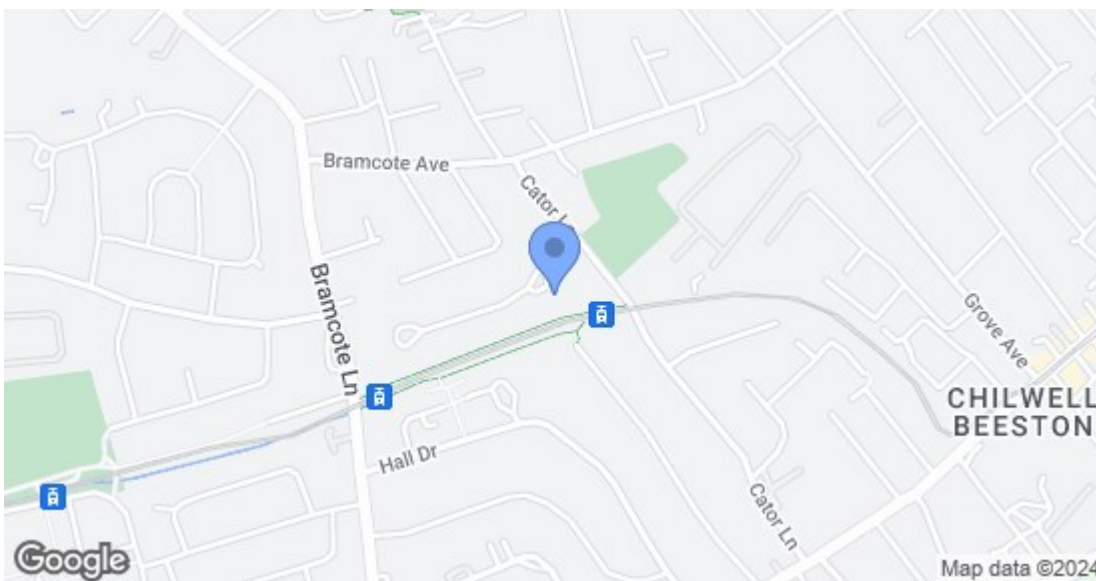
Fitted with a wash hand basin inset to vanity unit, p-shaped bath with main control shower over, part tiled walls, tiled flooring with under floor heating, extractor fan, inset ceiling spot lights, heated towel rail and UPVC double glazed window.

#### Outside

To the front the property has a blocked paved drive with inset borders and gated access to the rear. To the rear the property has a well manicured and mature landscaped garden with outside tap, patio, two sheds, summer house, large lawn, rockery garden, various well stocked and mature beds and borders with shrubs and trees.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

These details 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.