Robert Ellis

look no further...

Central Avenue,
Chilwell, Nottingham
NG9 4DU

£525,000 Freehold

A well-proportioned, four bedroom detached house full of character and charm.

Situated in this sought-after and well-established residential location, within easy reach of a range of local shops and amenities including, schools, transport links, Beeston Town Centre, the A52 and M1 for journeys afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the internal accommodation comprises: porch, entrance hall, sitting room, dining room, lounge, kitchen and utility to the ground floor, with three good sized double bedrooms, a further single bedroom, family bathroom and WC to the first floor.

Outside to the front of the property, you will find a lawned garden with a gravelled driveway, mature plants and shrubs, and gated side access leading to the private and enclosed, well-maintained rear garden, which includes a raised patio overlooking the lawn beyond, a second patio area, a range of stocked beds and borders, mature trees and shrubs, useful storage shed and hedge boundaries.

Enjoying a quiet and peaceful cul-de-sac location, this beautiful property is offered to the market with the benefit of many original features, UPVC double glazing and gas central heating throughout, along with a light and airy versatile living space. An early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Porch
UPVC double glazed French doors with a feature UPVC double glazed circular window to the front, and a secondary door with flanking windows leads to the entrance hall.

Entrance Hall
With stairs to the first floor, radiator, large under stair storage cupboard, and doors to the kitchen, lounge, dining room and sitting room.

Sitting Room
15'6" x 10'3" (4.73m x 3.13m)
UPVC double glazed window to the front, radiator, parquet flooring, and an electric fire with tiled hearth.

Dining Room
13'4" x 12'3" (4.07m x 3.75m)
A carpeted reception room with UPVC double glazed bay window to the front, UPVC double glazed window to the side, radiator, and feature open fire place with tiled surround.

Lounge
12'5" x 12'4" (3.81m x 3.78m)
A carpeted reception room with gas fire with tiled surround, radiator, UPVC double glazed window to the side and UPVC double glazed French doors with flanking windows to the rear.

Kitchen
14'3" x 7'10" (4.36m x 2.41m)
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 induction hob, and air filter over, integrated fridge and dishwasher, laminate flooring, radiator, breakfast bar, UPVC double glazed window to the rear and side, and a door to the utility room.

Utility
10'3" x 5'2" (3.12m x 1.57m)
With wall units, work surfaces, tiled flooring, space for a fridge and freezer, plumbing for a washing machine, UPVC double glazed door and window to the rear.

First Floor Landing
UPVC double glazed window to the rear, loft hatch and doors leading into the WC, bathroom and four bedrooms.

Bedroom One
12'4" x 11'9" (3.76m x 3.6m)
A carpeted double bedroom with fitted wardrobes, UPVC double glazed bay window to the front and radiator.

Bedroom Two
12'7" x 12'7" (3.84m x 3.84m)
A carpeted double bedroom with UPVC double glazed window to the rear, radiator, and feature period fireplace.

Bedroom Three
15'5" x 10'3" (4.70m x 3.14m)
A carpeted double bedroom with UPVC double glazed window to the front and rear, built in wardrobe, radiator and a electric radiator.

Bedroom Four
8'11" x 7'1" (2.72m x 2.16m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

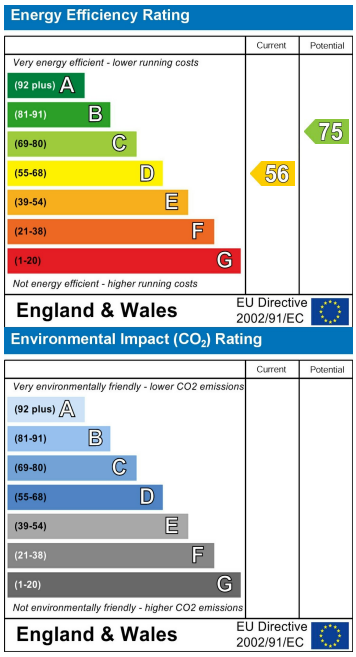
Bathroom
Comprising a panelled bath with shower over, pedestal wash hand basin, laminate flooring, tiled walls, wall mounted heated towel rail, UPVC double glazed window to the rear and a cupboard housing the 'Baxi' combination boiler.

Separate WC
Fitted with a high flush WC, laminate flooring and UPVC double glazed window to the side.

Outside
Outside to the front of the property, you will find a lawned garden with a gravelled driveway, mature plants and shrubs, and gated side access leading to the private and enclosed, well-maintained rear garden, which includes a raised patio overlooking the lawn beyond, a second patio area, a range of stocked beds and borders, mature trees and shrubs, summer house and potting shed and hedge 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: Property extended in 1950, before current vendors purchase.
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.



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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888