



**The Crescent  
Chilwell, Nottingham NG9 5JX**

**Asking Price £250,000 Freehold**

A well proportioned and presented detached two bedroom bungalow.



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Tucked away at the head of a small and private cul-de-sac on a good sized plot sits this ready to move in to bungalow complimented by modern fixtures and fittings throughout.

In brief, the contemporary and bright interior comprises: Lounge/diner, breakfast/kitchen, rear hallway, shower room, two double bedrooms and a conservatory.

Outside the property sits on a good sized plot with a driveway providing car standing to the front with a garage beyond and to the rear has an enclosed and well maintained garden.

Available to the market with the benefit of chain free vacant possession and being ideally placed for local transport links, shops and a range of other facilities, this great property is well worthy of viewing.



### Entrance Porch

A UPVC double glazed entrance door leads to porch with UPVC double glazed window to the side.

### Lounge/Diner

14'0" x 12'2" (4.29 x 3.72)

With UPVC double glazed bay window to the front, two radiators, electric fuel effect fire with stone style surround, slate hearth and mantle.

### Breakfast/Kitchen

15'1" x 8'5" + recess (4.62 x 2.59 + recess)

With a range of fitted wall and base units, worksurfaces with tiled splashbacks, single sink and drainer with mixer tap, inset gas hob with air filter above and electric oven below, plumbing for a washing machine, UPVC double glazed window and door, further window, radiator, inset ceiling spotlights and tiled flooring.

### Rear Hallway

With UPVC double glazed window and cupboard concealing the Ideal boiler.

### Shower Room

With modern fitments in white comprising WC, pedestal wash hand basin, shower cubicle with Triton shower over, two UPVC double glazed windows, fully tiled walls, extractor fan and radiator.

### Bedroom One

12'3" x 11'5" (3.74 x 3.50)

With UPVC double glazed window, radiator and double glazed patio doors.

### Conservatory

9'7" x 5'10" (2.94 x 1.78)

With UPVC double glazed patio doors leading to the rear garden, UPVC double glazed windows and radiator.

### Bedroom Two

11'5" x 8'11" (3.48 x 2.74)

With two UPVC double glazed windows, radiator and fitted wardrobe.

### Outside

To the front the property has a driveway providing car standing with the garage beyond, a shrub border and gated access to the rear. To the rear the property has a generous garden with lawn, patio, greenhouse and shed, outside tap and well stocked beds and borders.

### Garage

15'1" x 11'5" (4.61 x 3.50)

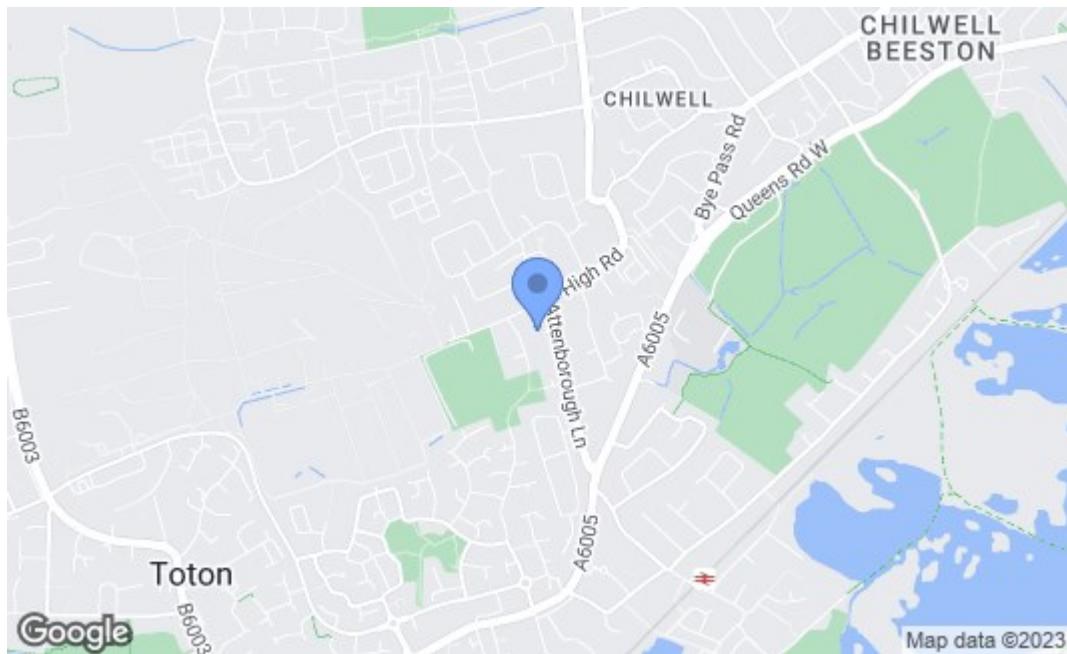
With electric remote controlled up and over door to the front, pedestrian door to the rear, sink with tap, light and power.



GROUND FLOOR  
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA - 996 sq.ft. (92.5 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 errors this may contain. Prospective buyers are advised to make their own arrangements to verify any details as no guarantee is given. The services, systems and appliances should have not been tested and no guarantee as to their working order can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
(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		
England & Wales 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.