Robert Ellis

look no further...







20 Allison Gardens,
Chilwell, Nottingham
NG9 5DG

£415,000

0115 922 0888

/robertellisestateagent @robertellisea



AN IMPRESSIVE AND TRULY INDIVIDUAL, FOUR BEDROOM, DETACHED HOUSE.

Having been significantly extended by the current vendors this large and versatile property with a bright and contemporary feel throughout offers a most appealing living space, ideal for family life and entertaining.

In brief, the stylish interior comprises spacious entrance hall, cloakroom, W.C, a large extended lounge, extended breakfast kitchen with bi-fold door and Velux windows and a dining room with bi-fold doors to the ground floor. To the first floor there is a master en-suite bedroom, three further bedrooms and a family shower room.

Outside, the property occupies a spacious corner plot with a drive providing car standing to the front, and to the rear the property has an enclosed, low maintenance garden with a patio, synthetic grass and a detached garage beyond with a further area of drive.

Occupying an established and popular residential location, convenient for both Beeston town centre and Chilwell High Road, as well as being ideally placed for local schools, great transport links and a range of other facilities, this excellent house simply must be viewed to be truly appreciated.





A composite double glazed front entrance door with flanking window leads to a spacious hallway with tiled flooring, feature radiator, inset ceiling spotlights, Velux window and stairs off to first floor landing.

Cloakroom
UPVC double glazed window, tiled flooring, Velux window and inset ceiling spotlights.

W.C
W.C, wall mounted wash hand basin with tiled splashbacks, radiator and tiled flooring.

Sitting room
23'7" x 14'6" (overall maximum measurements) (7.21 x 4.44 (overall maximum measurements))
Four UPVC double glazed windows, two further Velux windows, two feature radiators and a multi-fuel stove mounted upon a slate hearth.

Breakfast kitchen
20'4" x 14'9" (maximum overall measurements) (6.21 x 4.5 (maximum overall measurements))
With an extensive range of fitted wall and base units, a breakfast bar, one and a half bowl sink with a disposal unit, an inset Neff electric oven, Neff induction hob with air filter above, integrated washing machine and dishwasher, further appliance space, UPVC double glazed window, Velux window, feature aluminium double glazed bifold doors, useful understairs cupboard and inset ceiling spotlights.

Dining room
10'9" x 9'7" (3.30 x 2.94)
Aluminium double glazed bi-fold doors leading to the rear garden, radiator and laminate flooring.

First floor landing
UPVC double glazed window, loft hatch, radiator and an airing cupboard housing the Baxi boiler for domestic hot water and heating.

Master bedroom
12'1" x 10'9" (3.68m x 3.28m)
UPVC double glazed window and radiator.

En-suite
With a modern suite in white comprising W.C, shower cubicle with mains control shower, wash hand basin set upon a timber plinth with tiled splashback and storage beneath, wall mounted heated towel rail, tiled flooring, extractor fan and inset ceiling spotlights.

Bedroom 2
12'8" narrowing to 9'10" x 11'1" (3.88 narrowing to 3.0 x 3.40)
UPVC double glazed window and radiator.

Bedroom 3
10'11" x 9'7" (3.34 x 2.94)
UPVC double glazed window and radiator.

Bedroom 4
8'2" x 7'10" (2.50 x 2.41)
UPVC double glazed window and radiator.

Family shower room
With a modern suite comprising W.C, wash hand basin inset to vanity unit, shower cubicle with overhead shower, further body jets and a shower handset, fully tiled walls, tiled flooring, wall mounted heated towel rail, inset ceiling spotlights, UPVC double glazed window and an extractor fan.

Outside
To the front, the property has a presscrete style driveway providing ample car standing and an established border with shrubs. Gated access leads along the side of the property where there is an outside tap. To the rear, the property has an enclosed and low maintenance garden with a patio and synthetic grass. Beyond the garden is a further area of drive and a detached brick and tile garage.

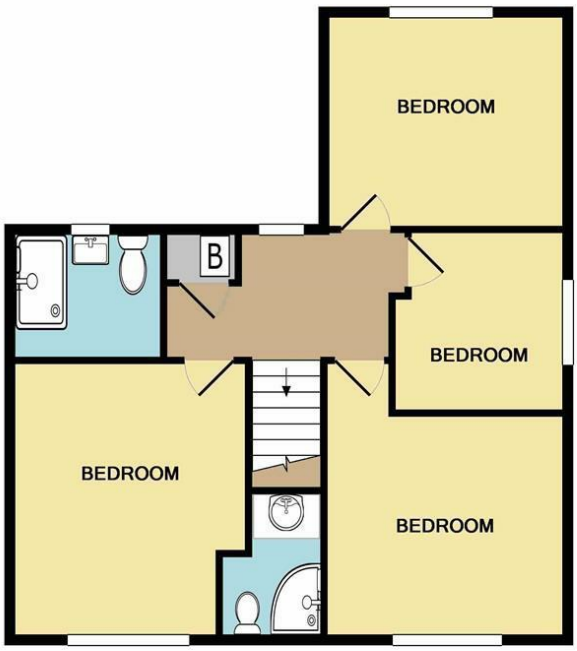
Garage
17'8" x 8'3" (5.4 x 2.53)
Up and over door to the front, pedestrian door to the side, light and power.







GROUND FLOOR
APPROX. FLOOR
AREA 799 SQ.FT.
(74.2 SQ.M.)

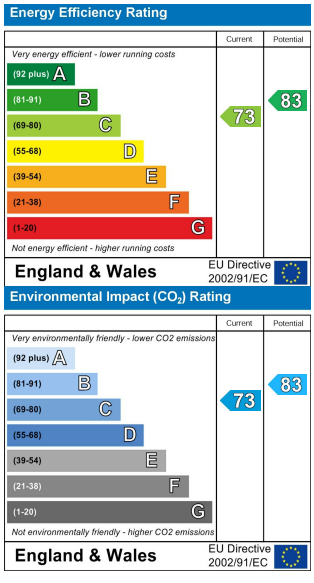


1ST FLOOR
APPROX. FLOOR
AREA 567 SQ.FT.
(52.6 SQ.M.)

20 ALLISON GARDENS, CHILWELL
TOTAL APPROX. FLOOR AREA 1365 SQ.FT. (126.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018





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.