



Greenland Crescent,
Chilwell, Nottingham
NG9 5LD

£330,000 Freehold



An extended and well presented three-bedroom detached house.

Enjoying an elevated position with far reaching views over Attenborough and beyond, this appealing property with good room sizes throughout is likely to be of interest to a family though would suit a variety of potential purchasers.

In brief the internal accommodation comprises; spacious entrance hall, through lounge diner, extended kitchen diner and integral garage, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive to the front providing ample car standing and to the rear there is a landscaped and well manicured mature garden.

Situated in a established and sought after residential location, convenient for a wide range of local amenities this ready to move in property is well worthy of viewing.



Entrance Hall

UPVC double glazed entrance door with flanking windows leads to Hallway, radiator, stairs leading to the first floor and doors leading into the kitchen and lounge diner.

Lounge Diner

23'5" x 9'10" (increasing to 11'4" (7.16m x 3.02m (increasing to 3.47m)

UPVC double glazed windows to both front and rear, two radiators and a fuel effect gas fire with granite style hearth and Adam-style mantle.

Kitchen Diner

16'4" x 10'11" (4.99m x 3.34m)

A good range of fitted wall and base units, work surfacing with styled splashback, inset gas hob with electric oven and air filter above, integrated fridge, plumbing for washing machine, further appliance space, UPVC double glazed door leading to the exterior and two UPVC double glazed windows.

Garage

18'10" x 8'2" (5.75m x 2.51m)

Up and over door to the front, light and power, Vaillant boiler and tap.

First Floor Landing

UPVC double glazed window and loft hatch,

Bedroom One

12'2" x 11'5" (3.72m x 3.49m)

UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Two

10'11" x 11'11" (plus door recess) (3.35m x 3.64m (plus door recess))

UPVC double glazed window and radiator.

Bedroom Three

8'2" x 6'5" (2.49m x 1.96m)

UPVC double glazed window and radiator.

Bathroom

7'10" x 6'0" (2.41m x 1.84m)

Fitted with a three piece suite comprising low level WC,

pedestal wash hand basin, P-shaped bath with mains control shower over, fully tiled walls, wall mounted heated towel rail, shaver point, tiled flooring, UPVC double glazed window and extractor fan.

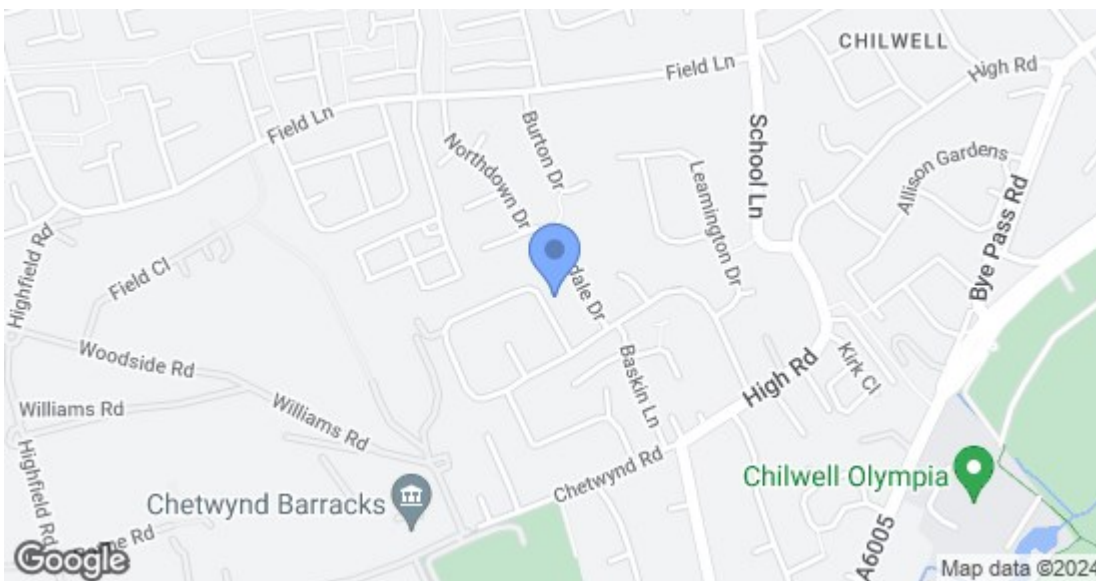
Outside

To the front the property has a blocked paved drive with the garage beyond a walled boundary. To the rear the property has a landscaped and generous garden with decking area with outside tap, mature and well stocked shrub borders, a lawn, patio and timber shed.

Council Tax Band

Broxtowe Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.