Robert Ellis

look no further. . .

Charles Avenue
Chilwell, Nottingham NG9 5ED

An extended and particularly versatile five bedroom semi-detached house.

Offers In The Region Of £375,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

An extended and particularly versatile five bedroom semi-detached house.

Having been well maintained by the current vendor, yet still offering potential for the incoming purchaser to upgrade and re-model to their taste and requirements, this generous property would ideally suit the needs of a growing family though will appeal to a variety of potential purchasers.

In brief, the internal accommodation comprises: Entrance hallway, large open plan living/diner, kitchen, breakfast room, utility and WC to the ground floor. Rising to the first floor are four good sized double bedrooms, a further single bedroom and a family bathroom.

Outside the property has a driveway to the front providing ample car standing with two garages beyond and low maintenance landscaped gardens to both front and rear.

Available to the market with the benefit of chain free vacant possession and being situated in a sought after residential location convenient for local shops, transport links, schools and a variety of other facilities.

Entrance Hallway
A wooden entrance door leads to hallway with stairs off to first floor landing.

Open Plan Living/Diner
26'0" x 11'5" (7.94 x 3.49)
With two radiators, UPVC double glazed window to the rear, further bay window to the front and a solid fuel burner mounted upon a tiled hearth.

Kitchen
14'2" decreasing to 6'6" x 15'7" (4.34 decreasing to 2.00 x 4.77)
With a range of fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with electric oven, integrated fridge and dishwasher, tiled flooring, inset ceiling spotlights, UPVC double glazed window, door to the exterior and under stairs cupboard.

Utility Area
6'9" x 4'11" + door recess (2.07 x 1.52 + door recess)
With plumbing for a washing machine and further appliance space.

WC
With WC, wall mounted wash hand basin with tiled splashback, extractor fan and fitted cupboard.

Breakfast Room
11'8" x 5'10" (3.58 x 1.80)
With UPVC double glazed window and radiator.

First Floor Landing
With loft hatch.

Bedroom One
16'8" x 11'2" (5.10 x 3.41)
With window, radiator and fitted wardrobe.

Bedroom Two
15'5" x 11'2" (4.71 x 3.42)
With UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Three
13'5" x 11'7" (4.11 x 3.54)
With UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Four
11'11" x 11'6" (3.65 x 3.53)
With window and radiator.

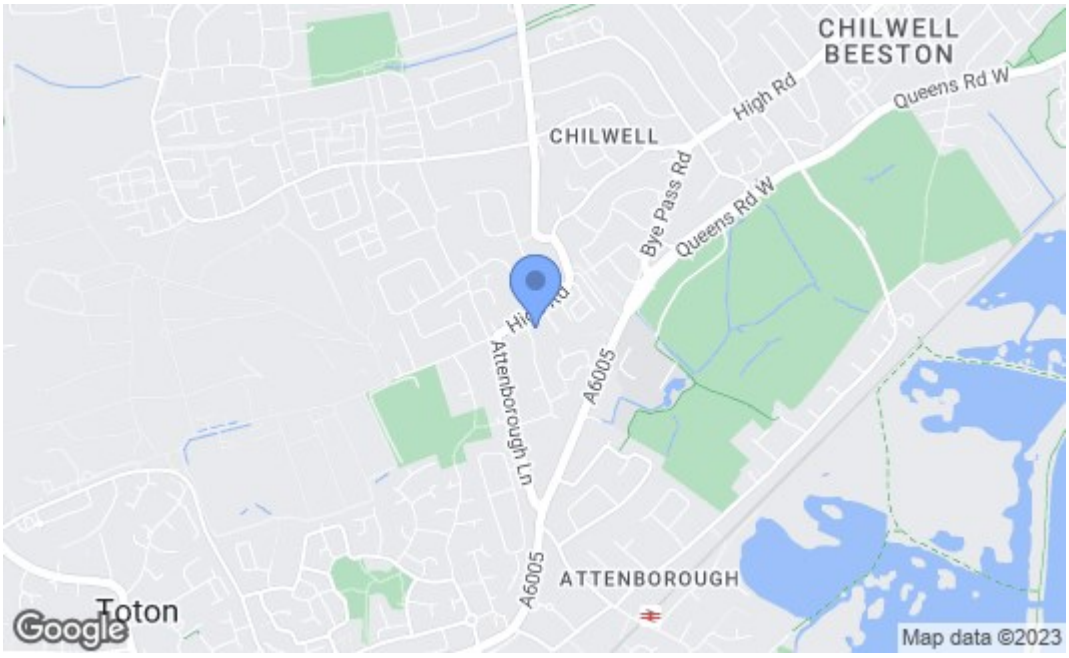
Bedroom Five
7'11" x 4'9" (2.43 x 1.47)
With window and radiator.

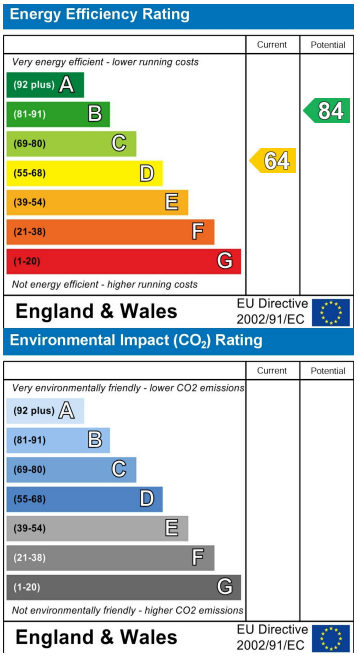
Bathroom
Incorporating a three piece suite comprising WC, pedestal wash hand basin, bath with shower handset, part tiled walls, radiator, UPVC double glazed window, inset ceiling spotlights and extractor fan.

Outside
To the front the property has a driveway providing ample car standing with two integral garages beyond and an established low maintenance garden with shrubs. A door leads to an entrance providing access to the rear. To the rear the property has an enclosed garden with established shrub borders, a patio, timber shed, outside tap and power point.

Garage One
16'7" x 8'2" (5.06 x 2.50)
With electric roller door to the front, light and power.

Garage Two
31'10" x 8'2" (9.72 x 2.50)
With electric door to the front, pedestrian door to the rear, light and power.





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