



Kingrove Avenue,  
Chilwell, Nottingham  
NG9 4DQ

**£455,000 Freehold**



A comprehensively extended five bedroom detached house with an integral double garage.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities, including: schools, transport links, Beeston Town Centre, and the A52 and M1 for journeys further afield. This fantastic property is considered an ideal opportunity for a variety of potential purchasers including, growing families.

In brief the internal accommodation comprises: entrance hall, sitting room, lounge, dining room, kitchen breakfast room and an integral garage to the ground floor, then rising to first floor, you will find: the main bedroom suite, three good sized double bedrooms, a single bedroom, and the family bathroom and separate WC.

To the front of the property you will find a blocked paved driveway, providing off road parking, with the garage beyond. Gated side access leads to the private and enclosed rear garden.

Offered to the market with the benefit of: ready to move in condition, UPVC double glazing and gas central heating from a modern condensing boiler, and chain free vacant possession, an early viewing comes highly recommended in order to be fully appreciated.



#### Entrance Hall

UPVC double glazed entrance door, stairs leading to the first floor landing, radiator, useful under stair storage cupboard and doors to the kitchen breakfast room and sitting room.

#### Sitting Room

11'3" x 11'2" (3.43m x 3.40m)

A carpeted reception room, with UPVC double glazed bay window to the front, radiator and opening to the lounge.

#### Lounge

12'4" x 11'1" (3.76m x 3.4m)

A carpeted reception room with radiator, electric shower, built in alcove shelving, and an opening into the dining room.

#### Dining Room

11'5" x 10'11" (3.5m x 3.34m)

With laminate flooring, radiator, UPVC sliding patio doors to the rear, and an opening into the kitchen breakfast room.

#### Kitchen Breakfast Room

20'9" reducing to 10'11" x 15'5" reducing to 6'9" (6.35m reducing to 3.35m x 4.71m reducing to 2.07m)

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with electric hob and extractor fan over, tiled splashbacks, laminate flooring, space for a fridge freezer, plumbing for a washing machine and dishwasher, two radiators, UPVC double glazed window to the rear and side, spotlights to ceiling, UPVC double glazed door to the rear and a door to the integral garage.

#### Garage

19'2" x 16'5" (5.86m x 5.02m)

A double garage with electric door to the front, laminate flooring, power points, UPVC double glazed window to the rear and an 'Ideal' condensing boiler with an immersion heater.

#### First Floor Landing

With doors to the WC, bathroom and five bedrooms.

#### Main Bedroom Suite

10'6" x 9'4" (3.22m x 2.86m)

A carpeted bedroom with UPVC double glazed window to the front, radiator, loft hatch and door to the en-suite.

#### En-Suite

Incorporating a three piece suite comprising: corner shower, pedestal wash hand basin, low level WC, tiled walls, laminate flooring, heated towel rail, UPVC double glazed window to the front and extractor fan.

#### Bedroom Two

12'2" x 11'3" (3.73m x 3.43m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

#### Bedroom Three

11'4" x 11'1" (3.46m x 3.4m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

#### Bedroom Four

13'1" x 9'4" (4m x 2.86m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

#### Bedroom Five

6'11" x 6'5" (2.13m x 1.97m)

A carpeted bedroom with UPVC double glazed window to the front and radiator.

#### Bathroom

Fittings in white comprising: panelled bath with shower over, pedestal wash hand basin, tiled walls, heated towel rail, UPVC double glazed window to the rear and extractor fan.

#### Separate WC

Fitted with a high flush WC, wall mounted wash hand basin, laminate flooring, UPVC double glazed window to the rear and extractor fan.

#### Outside

To the front of the property you will find a low maintenance blocked paved driveway, providing off road car parking and the double garage beyond. Gated side access leads to the private and enclosed rear garden which includes: a patio, overlooking the lawn beyond, mature shrubs, stocked borders and fence 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

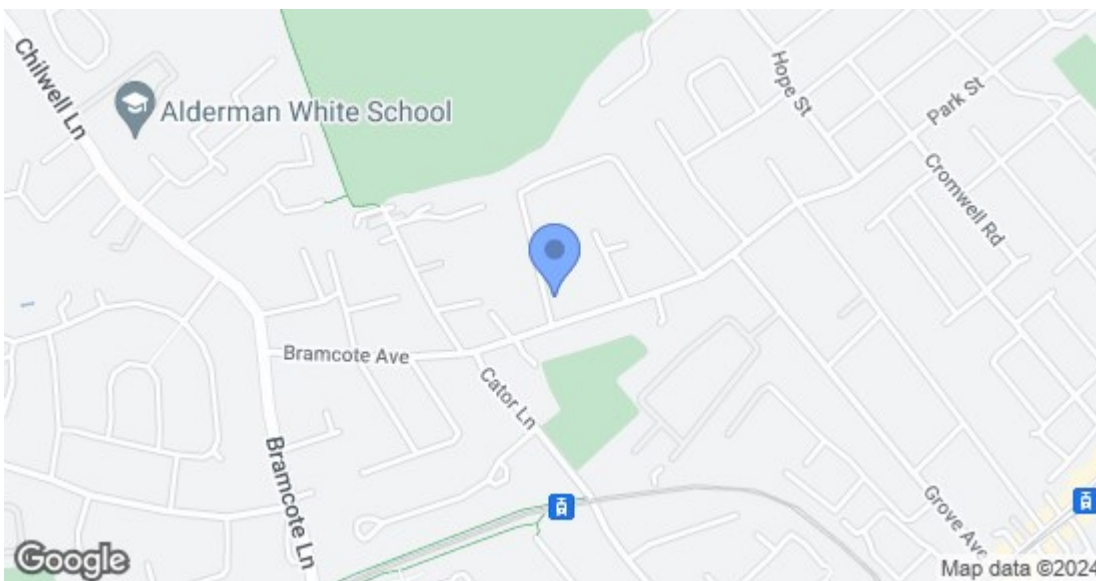
Planning Permissions/Building Regulations: Yes- from previous completed extension

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.