Robert Ellis

look no further...

Woodland Grove,
Chilwell, Nottingham
NG9 5BQ

£395,000 Freehold

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This property is ideally suited to a large variety of buyers including first time buyers, growing families or any purchaser looking to relocate to this popular and convenient location.

Occupying a sought after residential location, it is readily accessible for Beeston town centre, Nottingham University and the Queens Medical Centre, with a variety of other local amenities including schools, shops and public houses within close proximity. The position of the property also offers easy access for both bus and tram transport links and commuting roads such as the A52 and junction 25 of the M1 motorway.

In brief, the internal accommodation comprises: Entrance hall, living room, extended dining room, extended kitchen and downstairs WC to the ground floor. Then rising to the first floor are two double bedrooms, a further single bedroom, bathroom and separate WC.

To the front are mature shrubs and paved driveway to the side leading to a car port. The rear garden is deceptively long with flower beds, mature shrubs and trees with hidden seating areas.

With double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed entrance door through to carpeted hallway with access to under stairs storage cupboard.

Living Room
12'7" x 11'6" approx (3.84m x 3.51m approx)
Carpeted room, with radiator, gas fireplace and UPVC double glazed window to the front aspect.

Dining Room
10'11" x 22'8" approx (3.34m x 6.91m approx)
Carpeted room, with radiator, gas fire and UPVC double glazed sliding door to the rear garden.

Kitchen
7'10" x 15'8" approx (2.41m x 4.8m approx)
Wall, base and draw units with work surfaces over, inset sink with drainer. Space and fittings for freestanding appliances to include gas oven, fridge/freezer, washing machine and dishwasher. UPVC double glazed window to the rear aspect and UPVC door to the side passage.

Ground Floor w.c.
Low flush w.c. and wash hand basin.

First Floor Landing
With doors to:

Bedroom 1
11'11" x 15'5" approx (3.64m x 4.7m approx)
Carpeted room, with radiator and UPVC double glazed bay window to the front aspect.

Bedroom 2
8'11" x 12'0" approx (2.72m x 3.68m approx)
Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

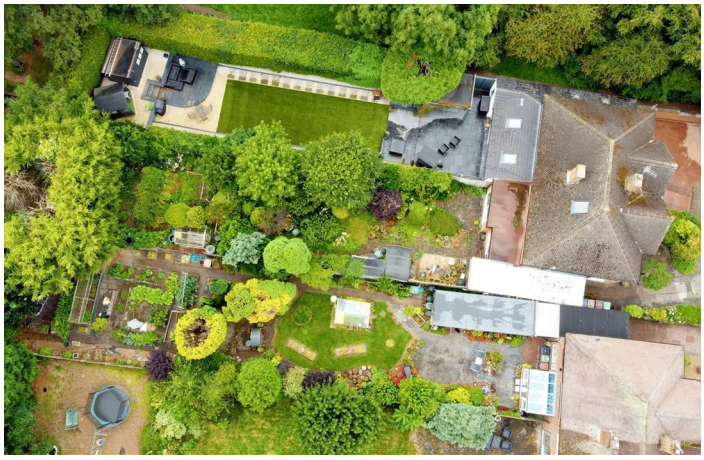
bedroom 3
6'11" x 8'2" approx (2.12m x 2.5m approx)
Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bathroom
Bath with electric power shower over and wash hand basin.

Separate w.c.
Low flush w.c.

Outside
To the front are mature shrubs and paved driveway to the side leading to a car port. The rear garden is deceptively long with flower beds, mature shrubs and trees with hidden seating areas.

Council Tax
Broxtowe Borough Council Band C



GROUND FLOOR

1ST FLOOR

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 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.
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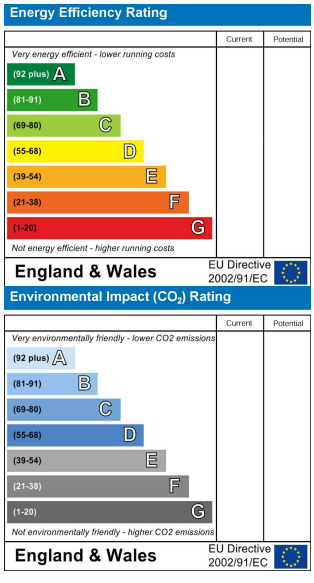

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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