



Gwenbrook Road,  
Chilwell, Nottingham  
NG9 4AZ

**£350,000 Freehold**



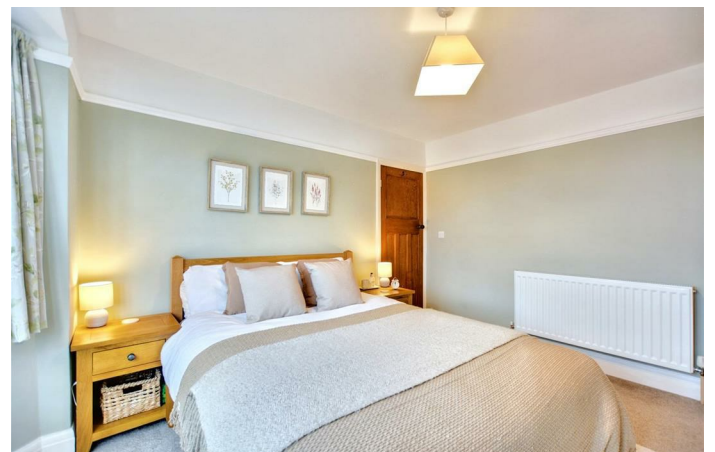
A traditional bay-fronted semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a variety of shops and amenities including schools, transport links, Beeston Town Centre, and Chilwell Retail Park, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance hall, lounge, open plan kitchen diner, and WC to the ground floor, with two good sized double bedrooms, a further single bedroom and a family bathroom to the first floor.

To the front of the property, you will find a lawned garden, concrete driveway, and gated side access leading to the large private and enclosed rear garden, which includes a gravelled seating area overlooking the lawn beyond, a range of mature shrubs, useful storage sheds and fence boundaries.

Having been upgraded and refurbished by the current vendors, including new kitchen, bathroom, boiler, consumer unit, and redecoration throughout, this great property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window to the side, stairs to the first floor, radiator, useful under stairs storage cupboard with plumbing for a washing machine, and doors to the WC, kitchen diner and lounge.

### Lounge

12'5" x 10'11" (3.79m x 3.34m )

With wooden flooring, UPVC double glazed bay-window to the front, feature log burner with slated tiled hearth and exposed brick surround, and radiator.

### Kitchen Diner

19'1" x 11'3" reducing to 7'11" (5.84m x 3.43m reducing to 2.42m )

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and extractor fan over, integrated fridge freezer and dishwasher, space for a tumble dryer, useful pantry cupboard, vinyl flooring, radiator, built-in cupboards and alcove shelving unit, UPVC double glazed French doors with flanking windows to the rear garden.

### Downstairs WC

Fitted with a low-level WC, wall mounted corner wash-hand basin, tiled splashbacks, vinyl flooring, radiator and extractor fan.

### First Floor Landing

UPVC double glazed window to the side, loft hatch, and doors the bathroom and three bedrooms.

### Bedroom One

11'7" x 11'1" (3.55m x 3.38m )

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

### Bedroom Two

11'5" x 11'2" (3.5m x 3.42m )

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

### Bedroom Three

8'0" x 7'2" (2.44m x 2.2m )

With wooden flooring, UPVC double glazed window to the front, and radiator.

### Bathroom

Incorporating a four-piece suite comprising: free standing bath, corner shower, pedestal wash-hand basin, low-level WC, vinyl flooring, tiled splashbacks, feature panelled walls, two UPVC double glazed windows to the side, and heated towel rail.

### Outside

To the front of the property, you will find a lawned garden, concrete driveway, and gated side access leading to the large private and enclosed rear garden, which includes a gravelled seating area overlooking the lawn beyond, a range of mature shrubs, two useful storage sheds 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: None

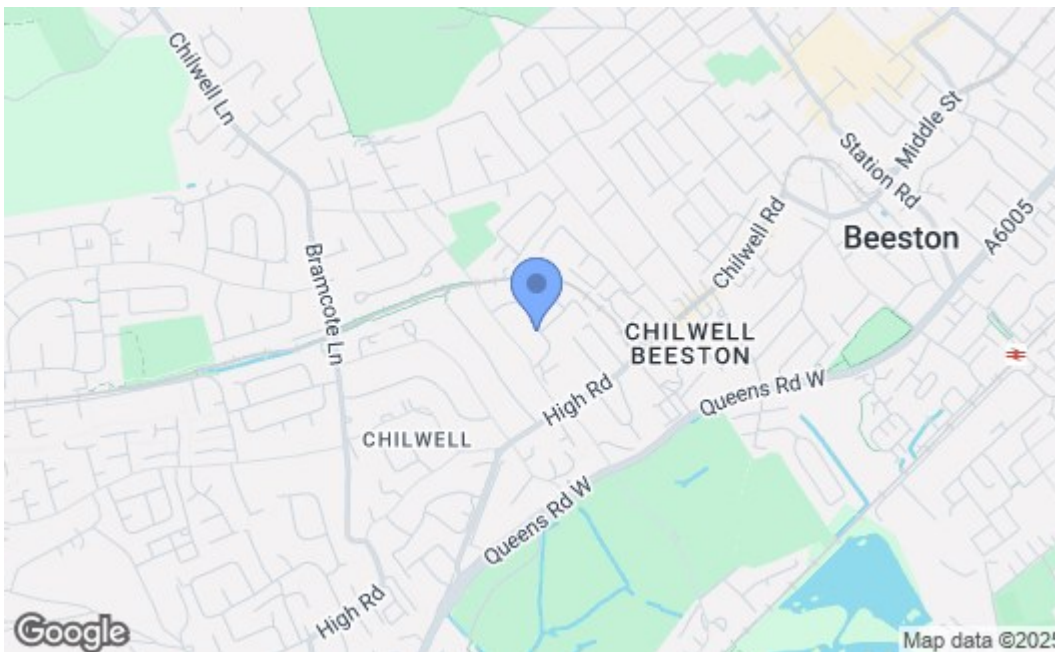
Accessibility/Adaptions: None

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   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (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 |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | 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 |           |

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