



**Greenland Crescent  
Chilwell, Nottingham NG9 5LD**

A Well Proportioned and Extended Three  
Bedroom Detached House.

**Asking Price £325,000 Freehold**



A well proportioned and extended three bedroom detached house.

Situated in this well established and sought after residential location within easy reach of a variety of local shops and amenities including schools, transport links, Chilwell Retail Park, Attenborough Nature Reserve and the A52, this great 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 hallway, lounge/diner, conservatory, kitchen, utility room and WC to the ground floor. To the first floor you will find two good sized double bedrooms, a further single bedroom and a family bathroom.

To the front of the property there is a driveway with ample car standing, raised beds, mature shrubs and side access leading to the rear where you will find a patio area with a good sized lawn beyond, stocked beds and borders, mature trees and shrubs and fenced boundaries.

Offered to the market with the benefit of chain free vacant possession, UPVC double glazing and gas central heating throughout and a versatile light and airy living space, an early internal viewing comes highly recommended.



### Entrance Hallway

With UPVC double glazed front door and window to the front, laminate flooring, stairs to the first floor, radiator, useful under stairs storage cupboard housing the Worcester combination boiler and doors to the kitchen and lounge/diner.

### Lounge/Diner

23'6" x 11'3" reducing to 9'9" (7.17 x 3.44 reducing to 2.98)

With UPVC double glazed window to the front, gas fire, two radiators and double glazed sliding doors to the conservatory.

### Conservatory

9'5" x 8'6" (2.88 x 2.61)

With laminate flooring, UPVC double glazed French doors to the rear, electric radiator and UPVC double glazed windows around.

### Kitchen

11'8" x 7'10" (3.57 x 2.41)

With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, electric oven and grill with gas hob, tiled flooring and splashbacks, integrated fridge, radiator, UPVC double glazed windows to the side and rear and an opening to the utility room.

### Utility Room

7'10" x 5'0" (2.39 x 1.54)

With plumbing for a washing machine and tumble dryer, UPVC double glazed door to the front, radiator, UPVC double glazed window to the side and door to the WC.

### WC

With WC, pedestal wash hand basin, tiled splashbacks, radiator, UPVC double glazed window to the rear and extractor fan.

### First Floor Landing

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

### Bedroom One

13'11" x 11'5" (4.26 x 3.5)

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

### Bedroom Two

10'0" x 10'0" (3.07 x 3.06)

Carpeted room with UPVC double glazed window to the rear and radiator.

### Bedroom Three

7'10" x 6'5" (2.41 x 1.98)

Carpeted room with UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a four piece suite comprising bath, shower, wash hand basin inset to vanity unit, WC, tiled walls, heated towel rail, UPVC double glazed window to the rear and spotlights.

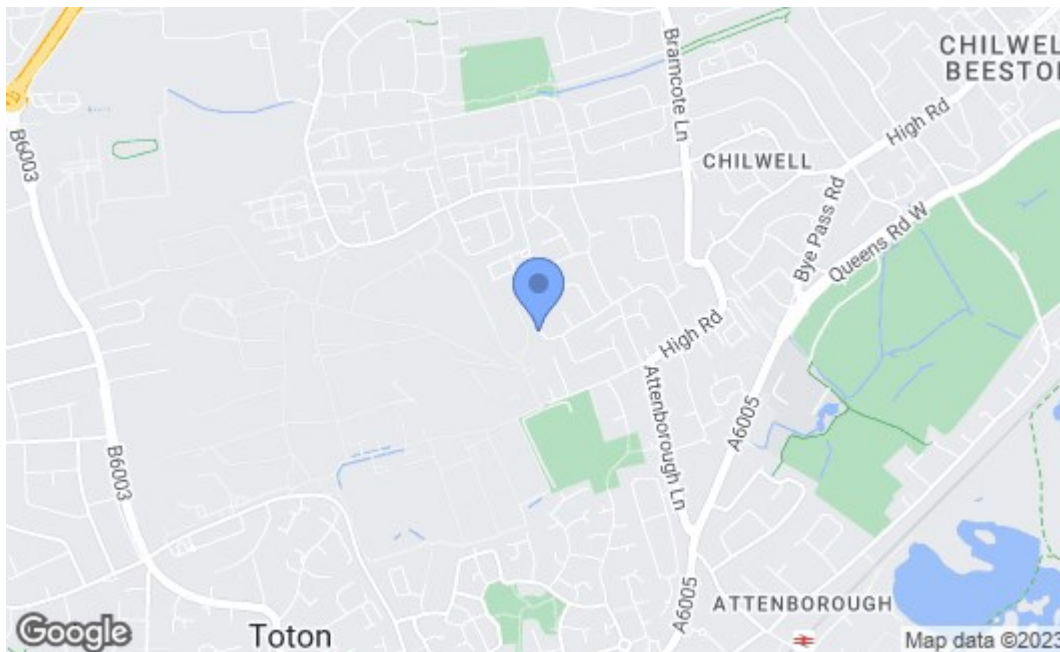
### Outside

To the front of the property there is a driveway with ample car standing, raised beds, mature shrubs and side access leading to the rear where you will find a patio area with a good sized lawn beyond, stocked beds and borders, mature trees and shrubs and fenced boundaries.

### Garage

A single detached garage with an up and over door and pedestrian door to the side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.