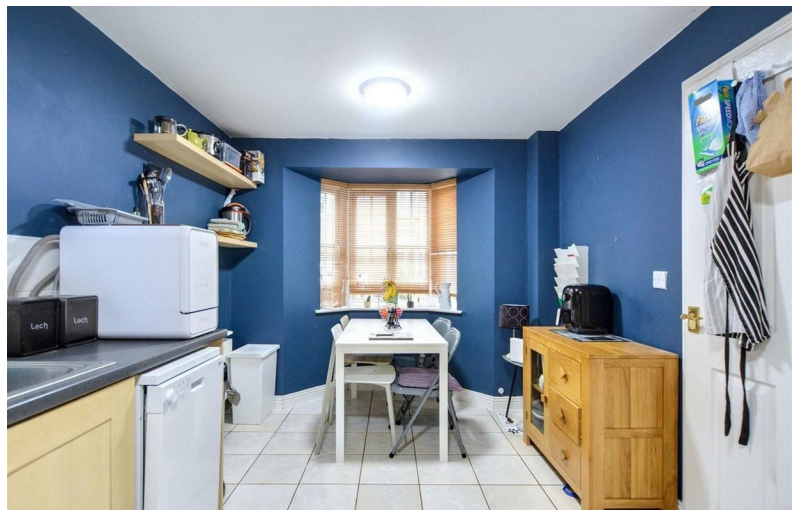


# Robert Ellis

*look no further...*



Woodward Avenue,  
Chilwell, Nottingham  
NG9 6RD

**£310,000 Freehold**

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An impressive and well-proportioned modern four-bedroom town house.

This very well appointed and attractive modern property occupying a highly sought after residential location offers great accommodation ideal for the family looking for more space.

Ideally situated with a wide range of local amenities such as shops, schools and transport links.

In brief the gas centrally heated and double glazed accommodation, arranged over three floors comprises Entrance Hall, Cloaks/WC, Breakfast Kitchen, Lounge, Master En Suite Bedroom and three further Bedrooms with family Bathroom.

Outside the property benefits from an enclosed rear garden, driveway leading to garage.

Offered to the market with the benefit of a light and airy, versatile living space this property represents a great opportunity that must be viewed to be fully appreciated.



### Entrance Hallway

With a double glazed front door, tiled flooring, radiator, stairs to the first floor, under stairs storage space and doors to the WC, lounge and kitchen diner.

### Cloakroom/WC

Having fittings in white comprising low flush wc, corner wash hand basin with tiled splashbacks, ceramic tiled flooring, UPVC double glazed window and radiator.

### Breakfast Kitchen

14'0" x 9'0" (4.28m x 2.75m)

Incorporating a good quality fitted kitchen comprising ample base and wall units, fitted work surfacing with tiled splashbacks, A 1 ½ bowl sink with single drainer and mixer tap. Inset four-burner gas hob with air filter above and electric oven below, plumbing for a washing machine and a dishwasher and space for a fridge freezer. UPVC double glazed bay window to the front, radiator and ceramic tiled floor.

### Lounge

16'2" x 11'5" (4.94m x 3.5m)

UPVC double glazed patio door to the rear garden, further UPVC double glazed window to the rear, two radiators, oak flooring and television aerial point.

### First Floor Landing

Airing cupboard housing the hot water cylinder. Further useful storage cupboard. Stairs to second floor landing and doors to the family bathroom and three bedrooms.

### Bedroom Two

11'3" x 9'4" (3.44m x 2.87m)

UPVC double glazed window to the rear, radiator, fitted wardrobe, oak flooring.

### Bedroom Three

10'4" x 9'4" (3.16m x 2.87m)

UPVC double glazed window to the front, radiator, fitted wardrobe and oak flooring.

### Bedroom Four

6'6" x 7'8" (1.99m x 2.35m)

UPVC double glazed window to the rear, radiator, oak flooring.

### Family Bathroom

Incorporating a three piece suite in white comprising pedestal wash hand basin, low flush wc, bath with electric shower over, part tiled walls, shaver point, extractor fan, radiator and UPVC double glazed window to the front.

### Second Floor Landing

Radiator and door to bedroom 1.

### Bedroom One

20'5" x 10'10" (6.23m x 3.31m)

UPVC double glazed window and further Velux window, loft hatch, radiator, fitted wardrobe, oak flooring and door to the en suite.

### En Suite

Incorporating fittings in white comprising low flush wc, pedestal wash hand basin, shower cubicle. Part tiled walls, shaver point, extractor, UPVC double glazed window and radiator.

### Outside

To the front the property has a gravelled area with shrubs and to the rear the property has an enclosed garden comprising decked area, lawn and gated pedestrian access to the rear. At the end of the block of three properties is a driveway with parking for up to three cars. Brick and tiled garage beyond.

### Garage

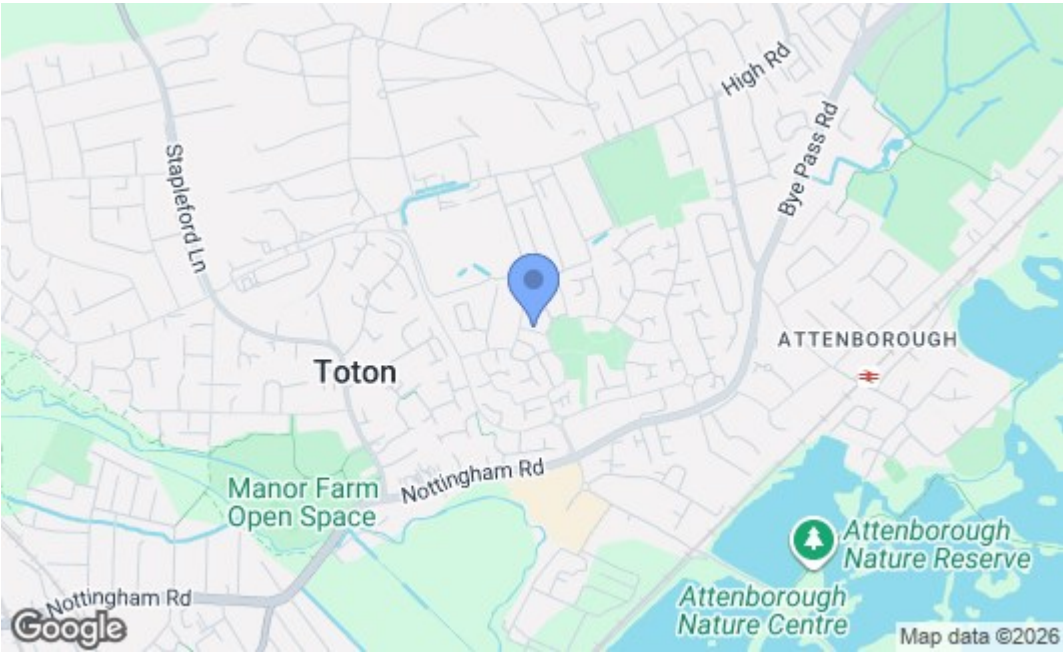
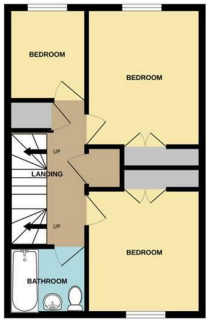
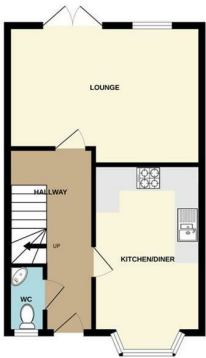
16'4" x 8'4" (4.98m x 2.55m)

Up and over door to the front and further pedestrian door to the rear.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.