



Woodland Grove,  
Chilwell, Nottingham  
NG9 5BP

**£450,000 Freehold**



A Beautifully Presented and Spacious Four Bedroom Bay Fronted Semi Detached House.

Situated in this sought after and convenient location, readily accessible for a variety of local shops and amenities including; schools, transport links and Beeston town centre, this fantastic property is considered an ideal opportunity for a variety of purchasers including; young professionals and families.

In brief the internal accommodation comprises; entrance hall, lounge, dining room, extended open plan kitchen/diner, utility room and study/second entrance hallway and WC to the ground floor with three good sized double bedrooms and further single bedroom and family bathroom to the first floor.

To the front of the property you will find a gated gravel driveway and garden with stocked beds, mature shrubs and hedge boundaries. To the rear of the property you will find a generous privately enclosed garden which includes a decking area with lawn beyond, a range of mature trees and shrubs, stocked beds and borders, outside water tap, useful storage shed and fence boundaries.

Having been updated and renovated throughout by the current vendors this stunning property is offered to the market with the benefit of a range of modern fixtures and fittings throughout, ready to move in condition and chain free vacant possession.



## Entrance Hall

Front door with flanking windows leads you into the entrance hall which has engineered wood flooring, radiator, stairs leading to first floor, useful under stair storage cupboard and door leading to the WC, kitchen/diner, dining room and lounge.

## Lounge

11'6" x 11'1" (3.53m x 3.4m )

A carpeted room with UPVC double glazed bay window to front, open gas fire with tiled hearth and Adams style mantle and radiator.

## Dining Room

12'4" x 11'1" (3.78m x 3.38m)

With engineered wood flooring, radiator, boarded fire place with Adams style mantle and door with flanking windows to the kitchen/diner.

## Kitchen/Diner

19'8" reducing to 12'2" x 16'9" reducing to 7'0" (6m reducing to 3.72m x 5.11m reducing to 2.14m )

With laminate flooring, three radiators, UPVC double glazed French doors and windows to the rear, a range of modern wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven with induction hob, air filter over and glass splash back, integrated fridge/freezer, integrated dishwasher and door to the utility room.

## Utility Room

12'0" x 6'7" (3.67m x 2.02m )

With a range of wall and base units, work surfaces, sink with drainer and mixer tap, plumbing for washing machine and tumble dryer, space for a fridge, tiled flooring with underfloor heating, UPVC double glazed window and door to the rear and a door to the study/second entrance hall.

## Study/Second Entrance

9'10" x 6'7" (3.01m x 2.02m )

Front door with flanking window, tiled flooring with underfloor heating and door to the utility room.

## WC

With a WC, wash hand basin inset to vanity unit, tiled flooring and half tiled walls, window to the side and radiator.

## First Floor Landing

With a loft hatch and doors to the bathroom and four bedrooms.

## Bedroom One

11'6" x 11'1" (3.51m x 3.39)

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

## Bedroom Two

12'4" x 11'0" (3.78m x 3.37m )

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

## Bedroom Three

14'7" reducing to 6'9" x 9'10" reducing to 7'11" (4.46m reducing to 2.07m x 3.02 reducing to 2.43m )

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

## Bedroom four

8'8" x 6'10" (2.66m x 2.09m )

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

## Bathroom

8'7" x 6'9" (2.63m x 2.07m )

Incorporating a three piece suite comprising; panelled bath with main control shower over, wash hand basin inset to vanity unit, WC, tiled flooring and walls, UPVC double glazed window to rear with fitted shutters, radiator and a useful storage cupboard housing the Worcester combination boiler.

## Outside

To the front of the property you will find a gated gravel driveway and garden with stocked beds, mature shrubs and hedge boundaries. To the rear of the property you will find a generous privately enclosed garden which includes a decking area with lawn beyond, a range of mature trees and shrubs, stocked beds and borders, outside water tap, useful storage shed and fence boundaries.

## Council Tax Band

Broxtowe Borough Council Band C



**Robert Ellis**  
ESTATE AGENTS



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>			
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.