Robert Ellis

look no further. . .

A Well Proportioned and Extended Three Bedroom Detached House.

Greenland Crescent
Chilwell, Nottingham NG9 5LD

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.

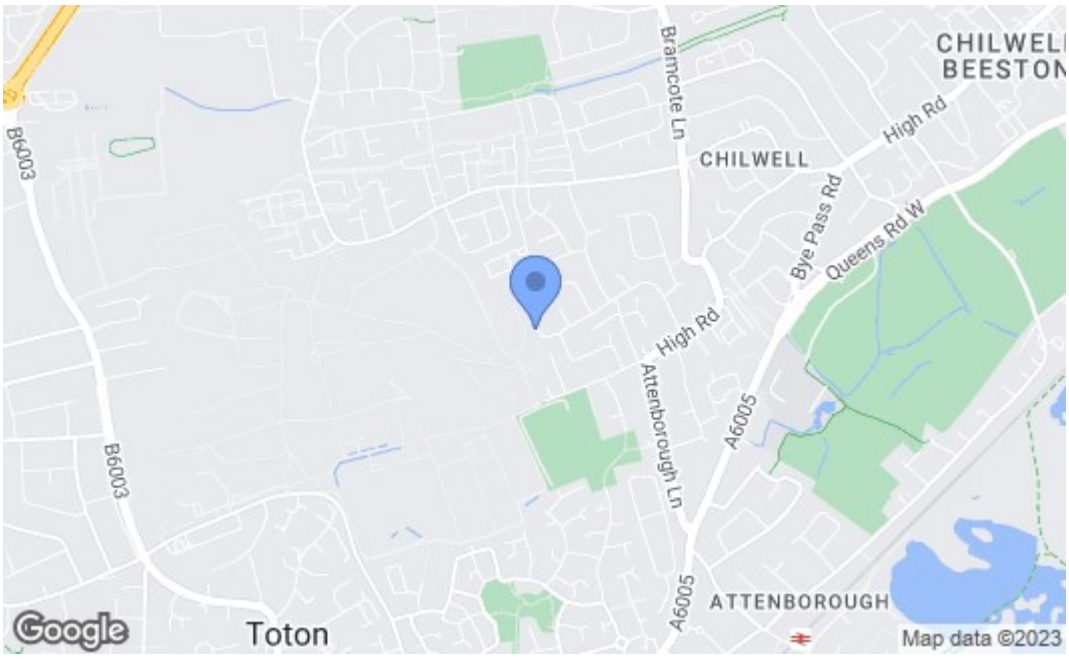
Bedroom Two
10'0" x 10'0" (3.07 x 3.06)
Carpeted room with UPVC double glazed window to the rear and radiator.

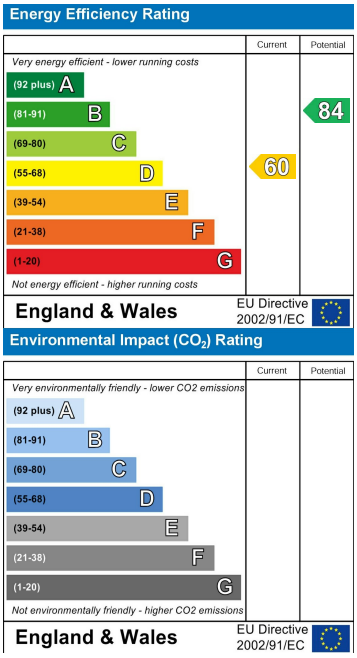
Bedroom Three
7'10" x 6'5" (2.41 x 1.98)
Carpeted room with UPVC double glazed window to the front and radiator.

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.





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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