Robert Ellis

look no further...







Woodward Avenue,
Chilwell, Nottingham
NG9 6RD

£349,995 Freehold



Nestled on the charming Woodward Avenue, this delightful house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-designed layout includes a welcoming reception room, perfect for entertaining or relaxing after a long day.

The house boasts three bathrooms, ensuring convenience for all residents and visitors alike. This thoughtful feature is particularly beneficial for busy mornings or when hosting gatherings.

For those with vehicles, the property provides parking for one vehicle, adding to the ease of living in this lovely home.

Woodward Avenue is a sought-after location, known for its friendly community and proximity to local amenities. Whether you are looking to enjoy peaceful walks in nearby parks or take advantage of local shops and schools, this area has much to offer.

In summary, this house on Woodward Avenue presents an excellent opportunity for anyone seeking a comfortable and spacious home in a desirable location. With its ample bedrooms, modern bathrooms, and convenient parking, it is a property not to be missed.





Entrance Hall
A composite entrance door with flanking window, laminate flooring. radiator, stairs to the first floor, and doors to the low-level WC, utility, and bedroom two.

Bedroom Two
13'3" x 10'3" (4.06m x 3.14m)
UPVC double glazed window to the front, carpet flooring, radiator, walk-in wardrobe and door to the en-suite.

En-Suite
Incorporating a three-piece suite comprising: shower, wash hand-basin inset to vanity unit, low-level WC, tiled flooring and walls, UPVC double glazed window to the rear, spotlight, wall mounted heated towel rail, extractor fan, and electric shower point.

Utility Room
6'0" x 5'10" (1.84m x 1.79m)
With a range of wall and base units, work surfaces, sink with drainer, plumbing for a washing machine and tumble dryer, tiled flooring and splashbacks, radiator, composite door with flanking window to the rear, and wall mounted Ideal boiler, and extractor fan.

Downstairs WC
Fitted with a low-level WC, wash hand basin inset to vanity unit, tiled flooring and walls, wall mounted heated towel rail, and UPVC double glazed window to the side.

First Floor Landing
UPVC double glazed window to the rear, radiator, stairs to the first floor, and doors to the kitchen diner and lounge.

Lounge
19'5" x 10'8" (5.94m x 3.26m)
Two UPVC double glazed windows to the front, one UPVC double glazed window to the rear, two radiators, spotlights, electric fire, useful under stairs storage cupboard, and door to the kitchen diner.

Kitchen Diner
19'6" x 10'3" (5.95m x 3.14m)
With a range of modern white wall, base and drawer units, work surfaces, kitchen island with breakfast bar, integrated double electric oven with six burner gas hob, aluminium splashback, and air filter over, one and half bowl sink and drainer unit with mixer tap, integrated fridge and freezer, two radiator, spotlights, laminate flooring, UPVC double glazed window to the front and rear, and an integrated dishwasher.

Second Floor Landing
UPVC double glazed window to the front, radiator, airing cupboard housing the hot water cylinder and doors to the bathroom and three bedrooms.

Bedroom One
13'4" x 10'5" (4.08m x 3.19m)
A carpeted double bedroom with UPVC double glazed window to the front, radiator, walk-in wardrobe and door to the en-suite.

En- Suite
Incorporating a three-piece suite comprising: shower, wash hand-basin inset to vanity unit, low-level WC, tiled flooring and walls, UPVC double glazed window to the rear, spotlight, wall mounted heated towel rail, extractor fan, and electric shower point.

Bedroom Three
12'1" x 9'11" (3.7m x 3.03m)
A carpeted double bedroom with UPVC double glazed window to the rear, fitted wardrobes, and radiator.

Bedroom Four
10'9" x 7'1" (3.29m x 2.16m)
Laminate flooring, fitted wardrobes, UPVC double glazed window to the front, and radiator.

Bathroom
Incorporating a three-piece suite comprising: panelled bath, wash-hand basin inset to vanity unit, low-level WC, tiled flooring and walls, inset shelving, contemporary radiator, spotlights, electric shaver point, extractor fan, and UPVC double glazed window to the rear.

Outside
To the front of the property you will find a gated entrance to a tarmac driveway, and to the rear you will find a composite decking overlooking the lawn beyond, and fenced boundaries.

Garage
17'5" x 10'2" (5.33m x 3.11m)
Up and over garage door to the front, light and power.



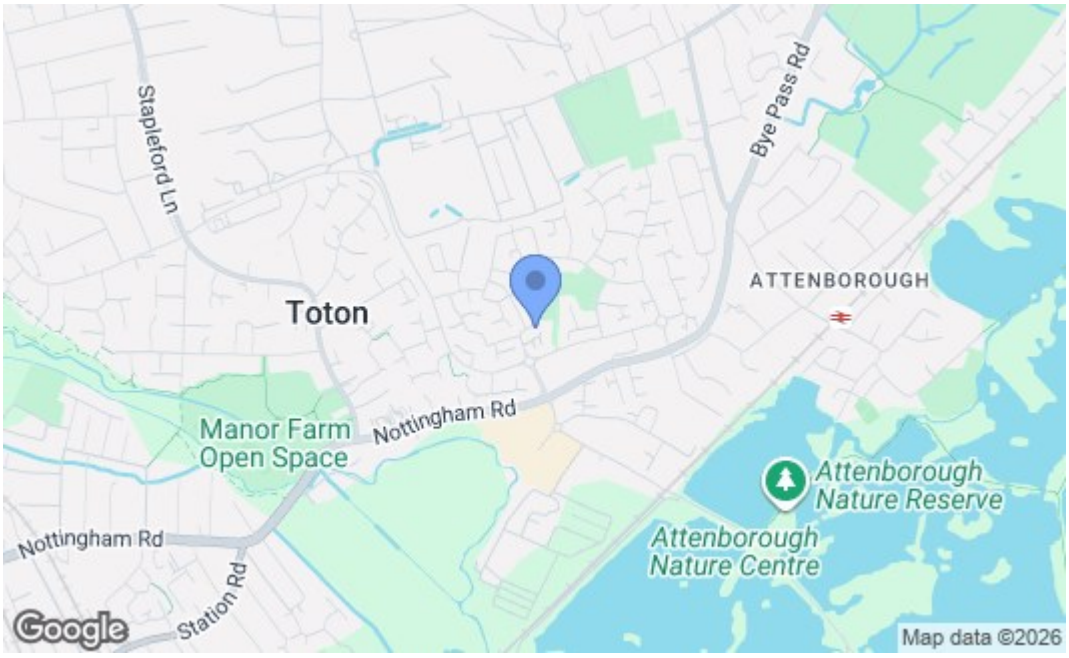


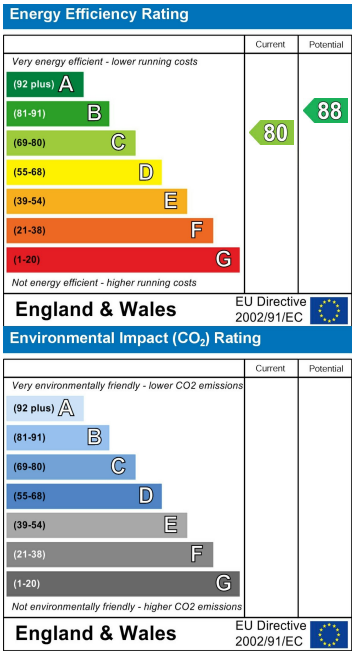












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888