



Holkham Avenue,  
Chilwell, Nottingham  
NG9 5EQ

**£325,000 Freehold**



A well proportioned Hofton built three bedroom semi-detached house with two garages.

Situated in this sought after and well established residential location, readily accessible for a range of local shops and amenities including schools and transport links such as the NET tram, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, lounge/diner, kitchen, utility room, WC and integral garage to the ground floor. Rising to the first floor you will find two good sized double bedrooms, a further single bedrooms, shower room and separate WC.

To the front of the property you will find a block paved Tarmac and concrete driveway providing ample car standing, a car port, detached garage, a gravelled area and gated side access to the rear where you will find a patio overlooking the lawned garden, two storage sheds and fenced boundaries.

Offered to the market with the benefit of gas central heating and UPVC double glazing throughout along with a light and airy versatile living space, an early internal viewing comes highly recommended in order to be fully appreciated.



### Porch

A UPVC sliding door leads to the porch with tiled flooring and a double glazed door with flanking window to the entrance hall.

### Entrance Hall

With engineered wood flooring, a radiator, stairs to the first floor, two useful storage cupboards and doors to the kitchen and lounge/diner.

### Lounge/Diner

25'1" x 11'10" (7.67 x 3.63)

With a UPVC double glazed window to the front, gas fire, two radiators, a UPVC double glazed sliding patio doors to the rear and a door to the kitchen.

### Kitchen

13'10" x 7'10" (4.23 x 2.39)

With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven and grill with gas hob and air filter over, tiled walls, breakfast bar, an integrated fridge and freezer, pantry, spotlights, a UPVC double glazed window to the rear and a double glazed door to the Utility room.

### Utility Room

6'10" x 4'9" (2.09 x 1.45)

Plumbing for a washing machine, work surface, tiled flooring, a double glazed door to the side, and a door to the garage and WC.

### WC

WC, wash hand basin inset to a vanity unit, tiled flooring and splashbacks, a radiator, a wall mounted Baxi combination boiler and a UPVC double glazed window to the side.

### Garage

15'7" x 7'8" (4.75 x 2.36)

With power and electricity, a radiator, and space for a fridge, freezer and tumble dryer.

### First Floor Landing

With a UPVC double glazed window to the side, loft hatch and doors to the WC, shower room, and three bedrooms.

### Bedroom 1

14'0" x 11'11" (4.29 x 3.65)

A carpeted bedroom with fitted wardrobes, a UPVC double glazed window to the front and a radiator.

### Bedroom 2

11'5" x 10'11" (3.5 x 3.33)

A carpeted bedroom with fitted wardrobes, a UPVC double glazed window to the rear and a radiator.

### Bedroom 3

8'7" x 6'11" (2.62 x 2.12)

A carpeted bedroom with a built in wardrobe wardrobe, a UPVC double glazed window to the front and a radiator.

### Shower Room

Comprising a corner shower, a wash hand basin inset to the vanity unit, tiled flooring and walls, a heated towel rail, an extractor fan and a UPVC double glazed window to the rear.

### WC

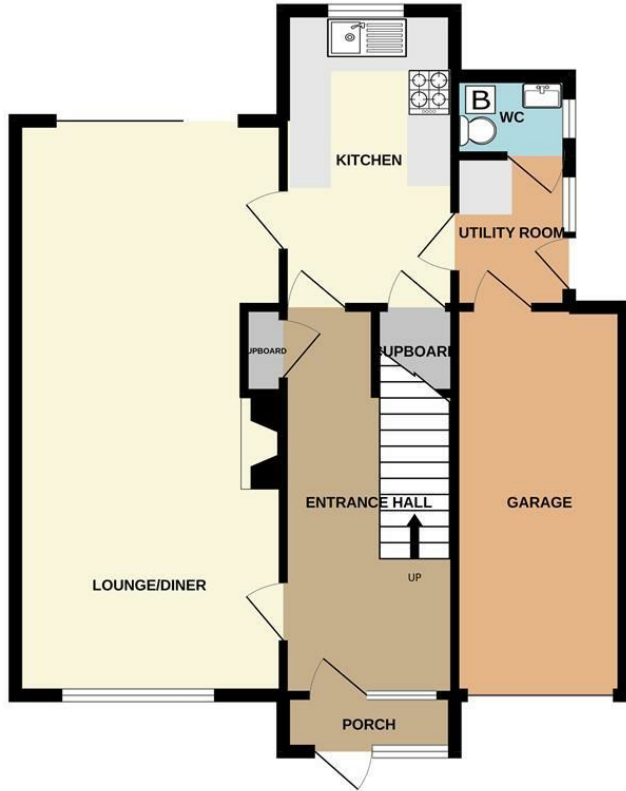
With a WC, tiled walls and a UPVC double glazed window to the side.

### Outside

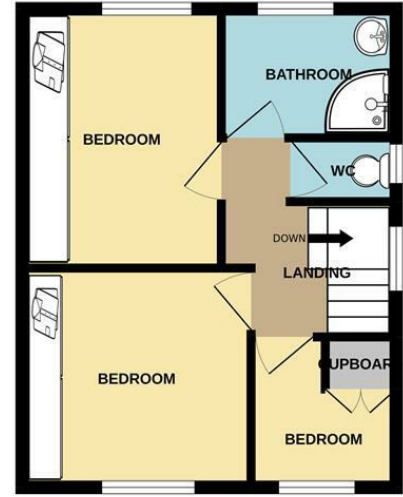
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GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

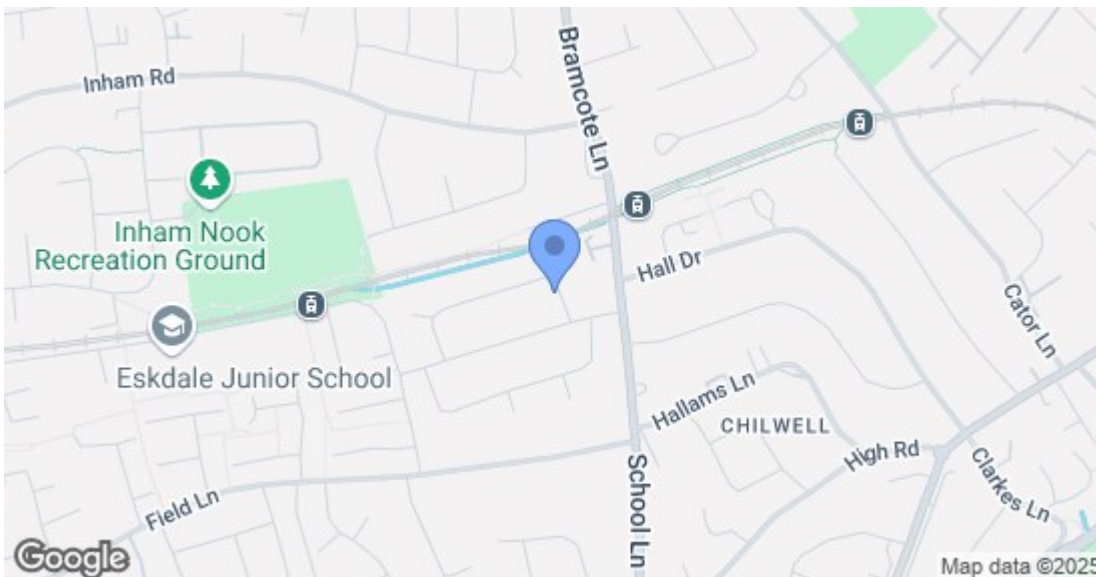


1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	
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	

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