



Woodward Avenue,
Chilwell, Nottingham
NG9 6RD

£450,000 Freehold



A spacious three-bedroom detached property in a popular residential location with the benefit of a garage and off road parking.

Positioned in a particularly sought after and established location, with a view directly over the park, it is ideally placed for local shops, public houses, schools, transport links. and the award winning Attenborough Nature Reserve.

This modern property would be considered an ideal opportunity for a large variety of buyers including growing families, young professionals or anyone looking to relocate to Chilwell.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen diner leading into a garden room and downstairs WC. Then rising to the first floor is the main bedroom suite, a further two bedrooms and family bathroom.

Outside the property to the front is a driveway with ample off-road parking for multiple cars leading to a tandem garage. The rear is a nicely landscaped garden with seating area and shrubbery.

Having been incredibly well maintained by the current homeowners and with the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to a carpeted entrance hall and access to under stairs storage cupboard.

Lounge

A carpeted reception room, with two radiators, UPVC double glazed window to the front aspect and UPVC double glazed French doors to the rear garden.

Kitchen Diner

A range of wall and base units with work surfacing over, one and half bowl sink with mixer tap, inset induction hob, Neff microwave/oven with Neff hide and slide oven below, other integrated Neff appliances such as dishwasher, fridge freezer and washing machine. UPVC double glazed window to the front aspect.

Garden Room

Tiled flooring, log burner and UPVC double glazed windows, two feature Velux windows and French doors out to the garden.

Downstairs WC

Low flush WC and pedestal wash hand basin with tiled flooring.

First Floor Landing

UPVC double glazed window to the rear aspect.

Main Bedroom Suite

A carpeted double bedroom, with radiator, two fitted wardrobes and UPVC double glazed window to the rear aspect. Access to the en-suite.

En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and walk in mains powered shower with glass shower screen. Part tiled walls, extractor fan, and UPVC double glazed window to the front aspect.

Bedroom Two

A carpet bedroom, with radiator, fitted wardrobe and UPVC double glazed window to the front aspect.

Bedroom Three

A carpeted bedroom, with radiator, access to the loft

hatch and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush wc, pedestal wash hand basin and bath with mains powered shower above. Part tiled walls, radiator and UPVC double glazed window to the front aspect.

Outside

To the front of the property are some well established shrubs with footpath to the front door and driveway with ample off-street parking leading to a tandem garage. The rear is enclosed, with a paved seating area and shrubs.

Garage

Up and over garage door, light and power.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Previously granted for completed work.

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	75	
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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