Robert Ellis

look no further...

Audon Avenue,
Chilwell, Nottingham
NG9 4AW

£400,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Considered an excellent opportunity for an incoming purchase to upgrade and re-model to their taste and requirements this traditionally styled detached house is offered to the market with the benefit of chain-free vacant possession.

In brief, the generous interior comprises entrance hall, through lounge diner, dining room, breakfast kitchen, utility and shower room to the ground floor. Rising to the first floor are three good sized bedrooms, separate WC and bathroom.

Outside, the property occupies a good sized plot with mature and well manicured stocked gardens to both front and rear, and a drive providing car standing with the garage beyond.

Occupying an enviable position, tucked away on Audon Avenue, yet readily accessible for local schools, shops and excellent transport links. This great property is well worthy of viewing.

PORCH
A recessed porch shelters the panelled wooden entrance door.

HALLWAY
Stairs to first floor landing, radiator and meter cupboard.

LIVING DINER
23'9" x 10'5" increasing to 12'0" (7.24 x 3.2 increasing to 3.68)
uPVC double glazed windows to both front and rear, two radiators, a fuel effect gas fire with stone style surround and granite style hearth and mantel.

DINING ROOM
11'10" x 10'5" (3.62 x 3.2)
uPVC double glazed windows, radiator, fuel effect gas fire with feature tiled surround.

BREAKFAST KITCHEN
13'11" x 9'4" (4.25 x 2.86)
With an extensive range of fitted wall and base units, work surfacing with tiled splashbacks, fitted breakfast bar, one and a half bowl sink with mixer tap, Zanussi electric cooker with air filter above, integrated dishwasher, integrated fridge and freezer, two radiators, uPVC double glazed window and door.

UTILITY
9'1" x 6'4" (2.79 x 1.95)
Fitted base units, work surfacing with tiled splashback, plumbing for a washing machine, single sink and drainer with hot and cold taps, radiator, uPVC double glazed window and door to the exterior.

SHOWER ROOM
With a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with mains controlled shower over, fully tiled walls, tiled flooring, radiator, uPVC double glazed window and extractor fan.

STAIRS OFF TO FIRST FLOOR LANDING
uPVC double glazed window, radiator and cupboard housing the Worcester boiler.

BEDROOM ONE
15'11" x 11'1" (4.87 x 3.4)
uPVC double glazed window to both front and rear, wash hand basin inset to vanity unit, radiator, fitted wardrobes and drawers.

BEDROOM TWO
13'5" x 9'3" plus recess (4.10 x 2.84 plus recess)
uPVC double glazed window, radiator and fitted wardrobes.

BEDROOM THREE
10'7" x 9'2" (3.24 x 2.8)
uPVC double glazed window, radiator, fitted wardrobe and dressing table.

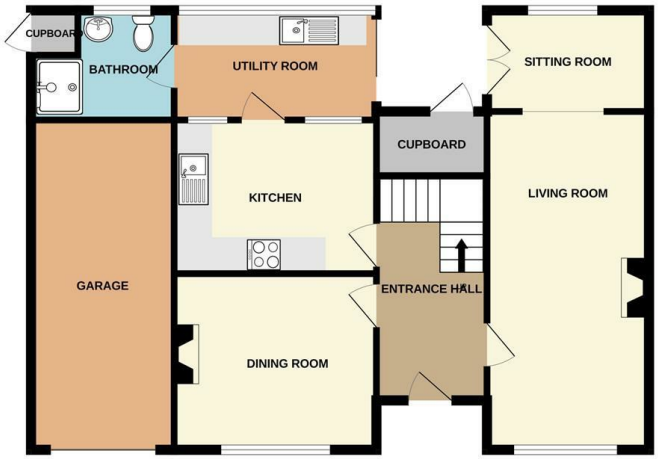
WC
WC, part tiled walls, uPVC double glazed window.

BATHROOM
Bath with mains controlled shower over, wash hand basin inset to vanity unit, fully tiled walls, extractor fan, radiator, uPVC double glazed window and fitted cupboard.

OUTSIDE
To the front of the property there is an enclosed garden with lawn, shrubs and a hedge border. There is also a drive with the garage beyond. Gated access leads along the side of the property to the rear where there is a mature and well manicured garden with patio, lawn, outside tap, stocked beds and borders.

GARAGE
16'1" x 7'8" (4.91 x 2.36)
Up and over door to the front, fitted cupboards and drawers, light and power.

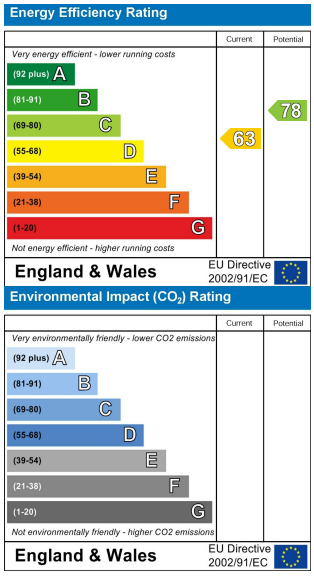
GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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.
Made with Metropix ©2023



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