Robert Ellis

look no further...

Kingrove Avenue,
Chilwell, Nottingham
NG9 4DQ

£455,000 Freehold

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A comprehensively extended five bedroom detached house with an integral double garage.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities, including: schools, transport links, Beeston Town Centre, and the A52 and M1 for journeys further afield. This fantastic property is considered an ideal opportunity for a variety of potential purchasers including, growing families.

In brief the internal accommodation comprises: entrance hall, sitting room, lounge, dining room, kitchen breakfast room and an integral garage to the ground floor, then rising to first floor, you will find: the main bedroom suite, three good sized double bedrooms, a single bedroom, and the family bathroom and separate WC.

To the front of the property you will find a blocked paved driveway, providing off road parking, with the garage beyond. Gated side access leads to the private and enclosed rear garden.

Offered to the market with the benefit of: ready to move in condition, UPVC double glazing and gas central heating from a modern condensing boiler, and chain free vacant possession, an early viewing comes highly recommended in order to be fully appreciated.

Entrance Hall
UPVC double glazed entrance door, stairs leading to the first floor landing, radiator, useful under stair storage cupboard and doors the kitchen breakfast room and sitting room.

Sitting Room
11'3" x 11'2" (3.43m x 3.40m)
A carpeted reception room, with UPVC double glazed bay window to the front, radiator and opening to the lounge.

Lounge
12'4" x 11'1" (3.76m x 3.4m)
A carpeted reception room with radiator, electric shower, built in alcove shelving, and an opening into the dining room.

Dining Room
11'5" x 10'11" (3.5m x 3.34m)
With laminate flooring, radiator, UPVC sliding patio doors to the rear, and an opening into the kitchen breakfast room.

Kitchen Breakfast Room
20'9" reducing to 10'11" x 15'5" reducing to 6'9" (6.35m reducing to 3.35m x 4.71m reducing to 2.07m)
Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with electric hob and extractor fan over, tiled splashbacks, laminate flooring, space for a fridge freezer, plumbing for a washing machine and dishwasher, two radiators, UPVC double glazed window to the rear and side, spotlights to ceiling, UPVC double glazed door to the rear and a door to the integral garage.

Garage
19'2" x 16'5" (5.86m x 5.02m)
A double garage with electric door to the front, laminate flooring, power points, UPVC double glazed window to the rear and an 'Ideal' condensing boiler with an immersion heater.

First Floor Landing
With doors to the WC, bathroom and five bedrooms.

Main Bedroom Suite
10'6" x 9'4" (3.22m x 2.86m)
A carpeted bedroom with UPVC double glazed window to the front, radiator, loft hatch and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising: corner shower, pedestal wash hand basin, low level WC, tiled walls, laminate flooring, heated towel rail, UPVC double glazed window to the front and extractor fan.

Bedroom Two
12'2" x 11'3" (3.73m x 3.43m)
A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Three
11'4" x 11'1" (3.46m x 3.4m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Four
13'1" x 9'4" (4m x 2.86m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Five
6'11" x 6'5" (2.13m x 1.97m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Fitments in white comprising: panelled bath with shower over, pedestal wash hand basin, tiled walls, heated towel rail, UPVC double glazed window to the rear and extractor fan.

Separate WC
Fitted with a high flush WC, wall mounted wash hand basin, laminate flooring, UPVC double glazed window to the rear and extractor fan.

Outside
To the front of the property you will find a low maintenance blocked paved driveway, providing off road car parking and the double garage beyond. Gated side access leads to the private and enclosed rear garden which includes: a patio, overlooking the lawn beyond, mature shrubs, stocked borders and fence boundaries.

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: Yes- from previous completed extension
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.

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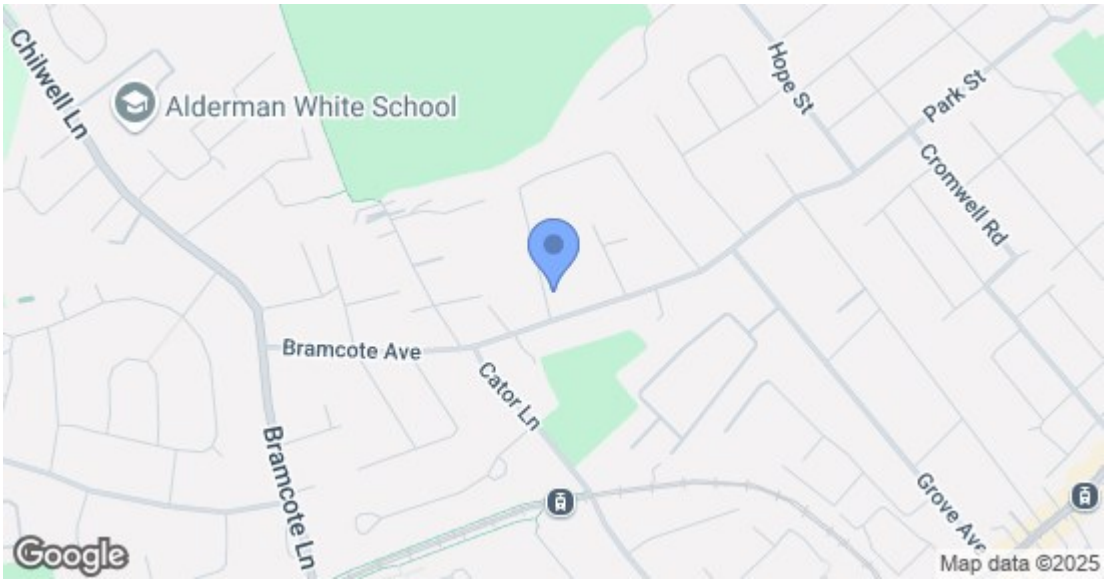

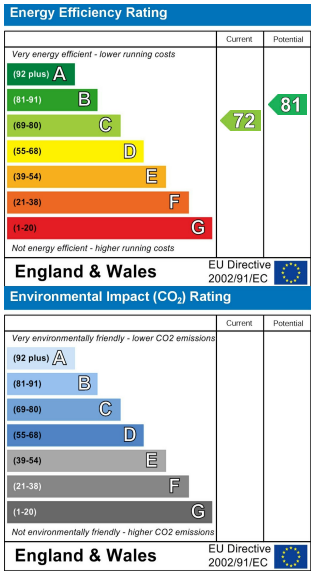

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