



Morris Avenue,  
Chilwell, Nottingham  
NG9 6DE

**£285,000 Freehold**





A well proportioned two bedroom detached bungalow with a detached garage.

Situated in this sought after and well established residential location, readily accessible for a range of local shops and amenities including Chilwell Retail Park, transport links and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and those looking to downsize.

In brief, the internal accommodation comprises: Entrance hallway, lounge/diner, kitchen, bathroom, master bedroom with en-suite, a second bedroom and a conservatory.

To the front of the property you will find a gravelled garden with a range of mature shrubs, a footpath leading to the front door and a tarmac driveway with car standing leading to the detached garage at the rear and gated side access to the rear garden where you will find a well maintained, private and enclosed garden which includes a spacious decking and patio area with a lawn beyond, stocked beds and borders, a range of mature trees and shrubs and fenced boundaries.

Offered to the market with the benefit of ready to move into condition and chain free vacant possession, this great property is well worthy of an early internal viewing in order to be fully appreciated.





### Entrance Hallway

With a composite front door and UPVC double glazed window to the front, radiator and door to the lounge/diner.

### Lounge/Diner

17'11" x 11'5" (5.47 x 3.49)

A carpeted room with UPVC double glazed bay window to the front, UPVC double glazed window to the side, an electric fire with marble hearth and surround and Adam style mantle, radiator and door to the inner hallway.

### Inner Hallway

With a loft hatch, useful storage cupboard housing the new Worcester combination boiler and doors to the two bedrooms, bathroom and kitchen.

### Kitchen

11'9" x 8'9" (3.6 x 2.67)

With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and a mixer tap, fan assisted gas oven, gas hob with extractor fan over, tiled splashbacks, integrated fridge freezer, washing machine and dishwasher, heated towel rail, UPVC double glazed window to the front and composite door to the side.

### Bathroom

Incorporating a three piece suite comprising panelled bath with hand held shower head, pedestal wash hand basin, WC, tiled splashbacks, radiator, electric shave point, UPVC double glazed window to the side and extractor fan.

### Bedroom One

11'5" x 10'4" (3.49 x 3.15)

Carpeted room with fitted wardrobes and drawers, UPVC double glazed window to the front, radiator and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, tiled splashbacks, extractor fan and radiator.

### Bedroom Two

10'5" reducing to 6'7" x 8'9" reducing to 5'6" (3.19 reducing to 2.02 x 2.68 reducing to 1.68)

Carpeted room with radiator and an opening to the conservatory.

### Conservatory

10'5" x 8'5" (3.18 x 2.57)

With laminate flooring, radiator, UPVC double glazed windows around and UPVC double glazed French doors to the garden.

### Outside

To the front of the property you will find a gravelled garden with a range of mature shrubs, a footpath leading to the front door and a tarmac driveway with car standing leading to the detached garage at the rear and gated side access to the rear garden where you will find a well maintained, private and enclosed garden which includes a spacious decking and patio area with a lawn beyond, stocked beds and borders, a range of mature trees and shrubs and fenced boundaries.

### Garage

16'5" x 8'2" (5.01 x 2.51)

With an up and over garage door, power and electricity and a pedestrian door to the side.





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		89
(81-91) B		
(69-80) C	72	
(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 <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		
England & Wales EU Directive 2002/91/EC		

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