



Charles Avenue,
Chilwell, Nottingham
NG9 5ED

£310,000 Freehold



Located in the sought-after area Chilwell, Nottingham, this delightful semi-detached house on Charles Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space for family gatherings.

The property features a well-appointed bathroom, ensuring that daily routines are both practical and comfortable. The semi-detached design allows for a sense of privacy while still being part of a friendly neighbourhood.

Located in Chilwell, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to Nottingham city centre, making it a convenient choice for commuters and those who enjoy the vibrancy of city life.

This charming home on Charles Avenue presents an excellent opportunity for anyone looking to settle in a desirable location. With its spacious living areas and comfortable bedrooms, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.



Porch

UPVC double glazed door to the side, and UPVC double glazed window to the front and side, and secondary UPVC double glazed door leading to the entrance hall.

Entrance Hall

With stairs to the first floor, radiator, and doors to the kitchen diner and lounge.

Lounge

13'2" x 11'5" (4.02m x 3.5m)

UPVC double glazed bay window to the front, laminate flooring, and radiator.

Kitchen Diner

18'4" x 12'4" (5.61m x 3.77m)

A range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven, integrated gas hob with extractor fan over, kitchen island with breakfast bar, integrated fridge freezer, and dishwasher, spotlights to ceiling, laminate flooring, UPVC double glazed windows to the rear, UPVC double glazed door to the side, useful under stairs storage cupboard, radiator, and opening into the dining room.

Conservatory

12'8" x 8'0" (3.87m x 2.45m)

UPVC double glazed French doors to the side, and UPVC double window to the rear and side.

First Floor Landing

UPVC double glazed window to the side, loft hatch, and doors to the bathroom and three bedrooms.

Bedroom One

12'1" x 11'7" (3.69m x 3.54m)

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

Bedroom Two

13'5" x 8'4" (4.11m x 2.55m)

UPVC double glazed bay window to the front, and wooden floorboards.

Bedroom Three

9'8" x 8'0" (2.95m x 2.46m)

UPVC double glazed window to the front, carpet flooring, and radiator.

Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled flooring and walls, wall mounted heated towel rail, extractor fan, and UPVC double glazed window to the rear.

Outside

To the front of the property you will find a large driveway providing ample off-road parking, gated side access then leads car port and generous private and enclosed rear garden, which features a concrete patio overlooking the lawn beyond three large storage sheds, a range of mature shrubs, 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

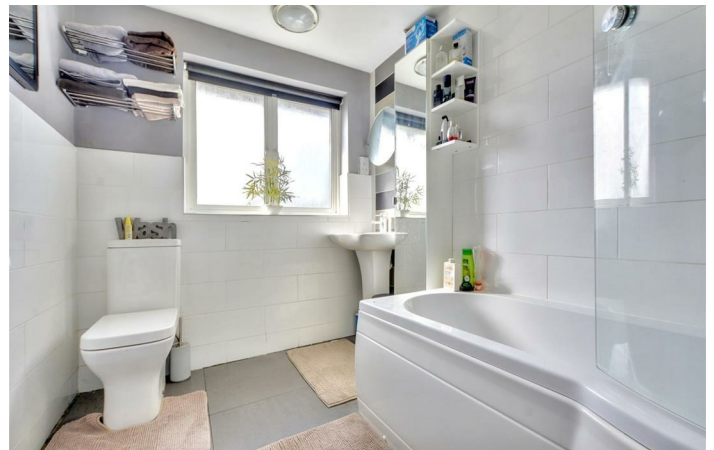
Planning Permissions/Building Regulations: None

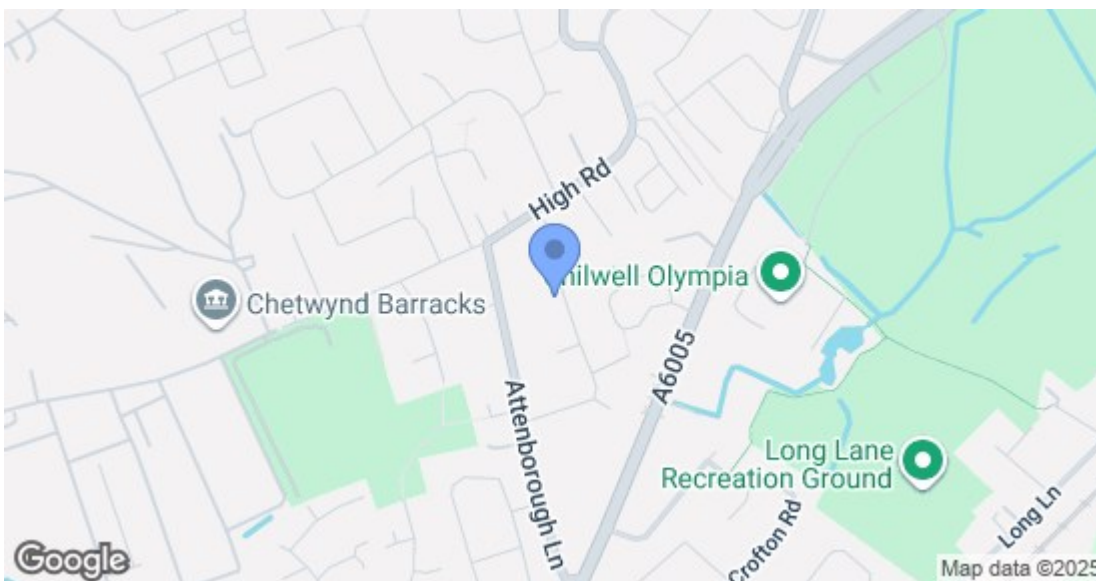
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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