Robert Ellis

look no further...

Gwenbrook Avenue,
Chilwell, Nottingham
NG9 4BA

£550,000 Freehold

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A spacious four-bedroom detached house with a garage.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, Beeston Town Centre and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the internal accommodation comprises: entrance hall, downstairs WC, lounge, sitting room and extended kitchen diner to the ground floor, with principle bedroom with en-suite, a further two good sized double bedrooms and a forth single bedroom, and family bathroom to the first floor.

Outside the property occupies a generous corner plot, with a blocked paved driveway offering car standing to the front, and lawned gardens to the front, side and rear. To the rear you will find a patio, mature trees and shrubs, useful storage shed and fence boundaries.

Having been upgraded, and extended by the current vendors, this great property is offered to the market with the benefit of a versatile living space, ready to move in condition, UPVC double glazing and gas central heating throughout, and is well worthy of an early internal viewing.

Entrance Hall
A composite entrance door with flanking windows, stairs to the first floor, radiator, UPVC double glazed window to the side and doors to the WC, kitchen diner, dining room and lounge.

Lounge
12'0" x 12'0" (3.67m x 3.66m)
A carpeted reception room with gas fire with Adam-style mantle, UPVC double glazed bay window to the front, radiator and French door to the dining room.

Sitting Room
12'10" x 11'11" (3.92m x 3.65m)
A carpeted reception room with radiator, UPVC double glazed French doors with flanking window to the rear patio.

Kitchen Diner
21'9" x 9'2" (6.63m x 2.81m)
An extended kitchen diner with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, Range cooker with aluminium splashback and extractor fan over, integrated fridge freezer and dishwasher, tiled flooring, spotlights, UPVC double glazed window to the rear and side, UPVC double glazed French doors to the side and two radiators.

Downstairs WC
Fitted with a low level WC, wall mounted wash hand basin, tiled walls, and UPVC double glazed window to the side.

First Floor Landing
UPVC double glazed window to the side, loft hatch, and doors to the bathroom and four bedrooms.

Bedroom One
13'8" x 11'5" (4.17m x 3.49m)
UPVC double glazed window to the front, carpet flooring, radiator, spot lights to ceiling and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising: walk-in shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and wall, heated towel rail, UPVC double glazed window to the rear, spotlights to ceiling and extractor fan.

Bedroom Two
12'0" x 12'0" (3.67m x 3.67m)
UPVC double glazed bay window to the front, carpet flooring and radiator.

Bedroom Three
12'0" x 9'3" (3.66m x 2.84m)
UPVC double glazed window to the rear, carpet flooring and radiator.

Bedroom Four
8'4" x 7'5" (2.56m x 2.27m)
UPVC double glazed window to the front, carpet flooring, built in storage cupboard, and radiator.

Bathroom
Incorporating a three piece suite comprising; panelled bath with electric shower, wash basin inset to vanity unit, low level WC, tiled splashbacks, heated towel rail, UPVC double glazed window to rear and side, spotlights to ceiling and extractor fan.

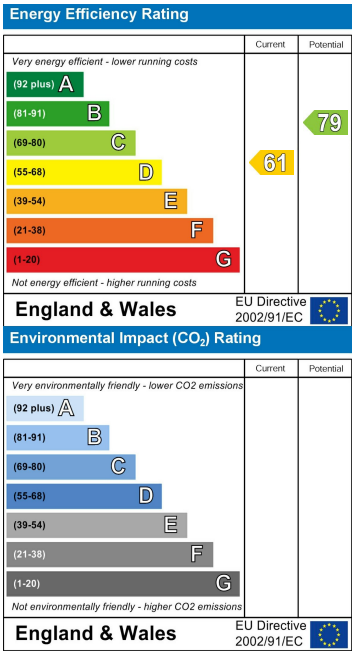
Outside
Outside the property occupies a generous corner plot, with a blocked paved driveway offering car standing to the front, and lawned gardens to the front, side and rear. To the rear you will find a patio, mature trees and shrubs, useful storage shed and fence boundaries.

Utility Room
With plumbing for a washing machine and tumble dryer, door and window to the rear garden and door to the garage.

Garage
Up and over garage door to the front, power and a door to the utility room.

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.



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