



Holkham Avenue,  
Chilwell, Nottingham  
NG9 5EQ

**£365,000 Freehold**



A Hofton, part renovated three/four-bedroom, semi-detached property with off street parking for multiple cars.

Occupying a sought-after and established residential location convenient for local schools, shops, parks, and excellent transport links such as the NET tram.

This spacious property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular and convenient spot in Chilwell.

In brief the internal accommodation comprises; a welcoming entrance hall, open plan living dining room, kitchen, utility room, downstairs shower room and study/fourth bedroom. Then rising to the first floor are three well-proportioned bedrooms and bathroom.

To the front of the property is a large paved garden and driveway with ample off-street parking for multiple cars, leading to car port and further additional parking to the side, ideal space for a caravan or campervan. The enclosed rear garden is primarily lawned with a paved seating area.

With primary rooms including the kitchen and bathroom recently renovated by the current homeowners, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.



### Porch

UPVC double glazed entrance door through to a tiled porchway.

### Entrance Hall

With engineered wood flooring, a radiator, stairs to the first floor, two useful storage cupboards and doors to the kitchen and lounge/diner.

### Lounge/Diner

25'1" x 11'10" (7.67 x 3.63)

A carpeted reception room, with two radiators, disconnected gas fireplace, UPVC double glazed window to the front aspect and UPVC double glazed sliding doors to the rear garden.

### Kitchen

13'10" x 7'10" (4.23 x 2.39)

A range of wall and base units with work surfacing over and glass splashbacks, sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric double oven, fridge freezer and dishwasher. Kardean flooring, UPVC double glazed window to the rear aspect and access to the pantry cupboard.

### Utility Room

6'10" x 4'9" (2.09 x 1.45)

A range of wall and base units with work surfacing over, inset sink with mixer tap and drainer. Space and fittings for freestanding appliances to include washing machine and dryer. Wall mounted combination boiler and UPVC double window and double glazed door to the side passage.

### Downstairs Shower Room

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, shower cubicle with mains controlled shower, part tiled walls and heated towel rail.

### Study/Bedroom Four

15'7" x 7'8" (4.75 x 2.36)

A carpeted room, with radiator and UPVC double glazed window to the front aspect.

### First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect.

### Bedroom One

14'0" x 11'11" (4.29 x 3.65)

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

### Bedroom Two

11'5" x 10'11" (3.5 x 3.33)

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

### Bedroom Three

8'7" x 6'11" (2.62 x 2.12)

A carpeted single bedroom, and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower with glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

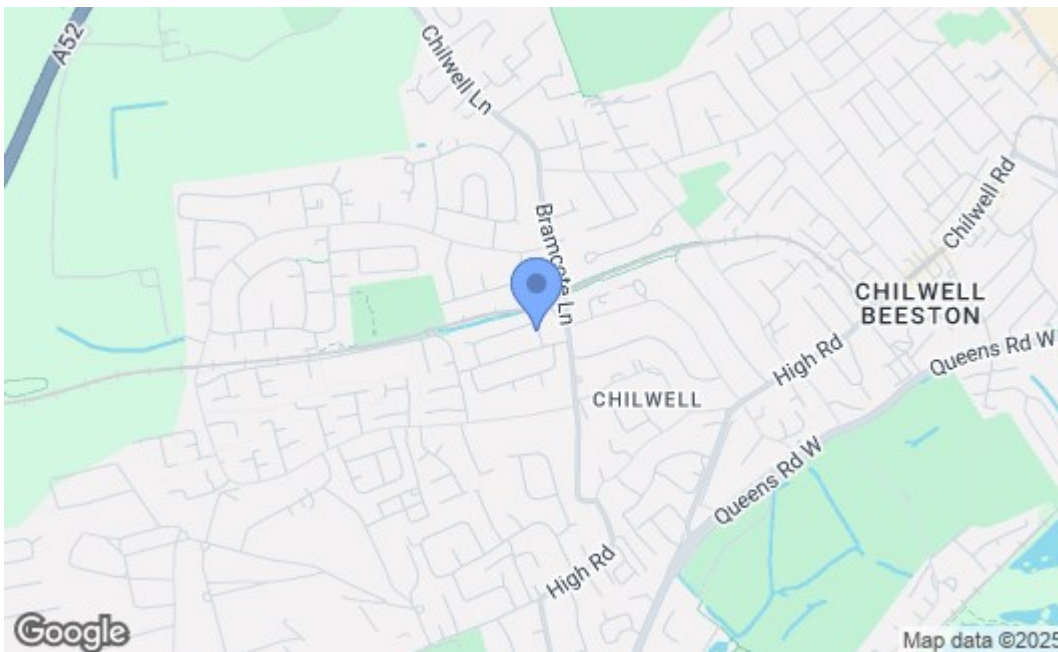
### Outside

To the front of the property you will find a block paved Tarmac and concrete driveway providing ample car standing, a car port, detached garage, a gravelled area and gated side access to the rear where you will find a patio overlooking the lawned garden, two storage sheds and fenced boundaries.

### 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			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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