Robert Ellis

look no further. . .







11 Cumberland Avenue
Chilwell, Nottingham NG9 4DH

AN EXTENDED AND PARTICULARLY WELL MAINTAINED, HOFTON BUILT, THREE BEDROOM SEMI DETACHED HOUSE

£335,000



AN EXTENDED AND PARTICULARLY WELL MAINTAINED, HOFTON BUILT, THREE BEDROOM SEMI DETACHED HOUSE.

Gas centrally heated and double glazed accommodation extending from an entrance porch to entrance hallway, dining room with bay window to the front and lounge with patio door to the rear garden. Extended breakfast kitchen with pantry and rear lobby, having ground floor cloakroom/w.c., utility room and door to garage. Rising to the first floor are three bedrooms and refitted shower room/w.c.

Off-street car standing and enclosed private south west facing gardens to the rear.

An early viewing of this particularly deceptive property comes highly recommended.





ENTRANCE PORCH
Double glazed front entrance door and leaded light side panel and doorway to:

ENTRANCE HALL
With radiator, stairs to the first floor and open plan to:

DINING ROOM
12'8" x 11'11" (3.871 x 3.656)
Radiator, double glazed leaded light bay window to the front.

LOUNGE
17'1" x 11'7" (5.21m x 3.53m)
Feature Adam style fireplace, central heating radiator and double glazed French doors to the rear garden.

BREAKFAST KITCHEN
14'0" x 12'7" (min) (4.29 x 3.853 (min))
An extensive range of fitted wall and base cupboards, breakfast bar, inset 1½ bowl sink unit with mixer tap, integrated oven and halogen hob with extractor, tiled splashbacks, appliance space, UPVC double glazed window overlooking the rear garden, walk-in under-stairs pantry store and archway with 'saloon' style doors to:

UTILITY ROOM
9'1" x 4'10" (2.771 x 1.496)
Appliance space, plumbing for washing machine and wall mounted gas boiler. Further tiled splashbacks and double glazed window to the rear.

REAR LOBBY with CLOAKS/W.C.
Housing a low flush suite and door to garage.

FIRST FLOOR LANDING
Double glazed window to the side and access to all bedrooms and bathroom.

BEDROOM 1
15'8" x 10'9" (4.794 x 3.298)
Built-in wardrobes and dressing table unit, radiator and, leaded light window to the front.

BEDROOM 2
11'9" x 10'6" (3.589 x 3.222)
Built-in wardrobes, bed recess, radiator and, double glazed window to the rear.

BEDROOM 3
8'8" x 7'0" (2.663 x 2.154)
Currently used as a study, radiator and over-stairs wardrobe/bulkhead. Double glazed leaded light window to the front.

SHOWER ROOM
Incorporating a refitted three piece suite comprising large shower cubicle, vanity wash hand basin, low flush w.c., tiled splashbacks, heated towel rail and double glazed window to the rear.

OUTSIDE
A crazy paved driveway for car standing to the front with access to garage. To the rear is a paved patio area with lawn gardens, well stocked and screened flower beds with garden shed and greenhouse, all enjoying a sunny south west facing elevation.

GARAGE
18'11" x 9'1" (5.777 x 2.794)
With up and over door, light and power. Internal link door to the ground floor lobby.

DIRECTIONAL NOTE
From the centre of Beeston proceed north along Wollaton Road. Turn left immediately after Lidl onto Broughton Street following the bend until it becomes Park Street. After Park Road turn right onto Cumberland Avenue where the property can be found on the left hand side.

Ref: 251PM







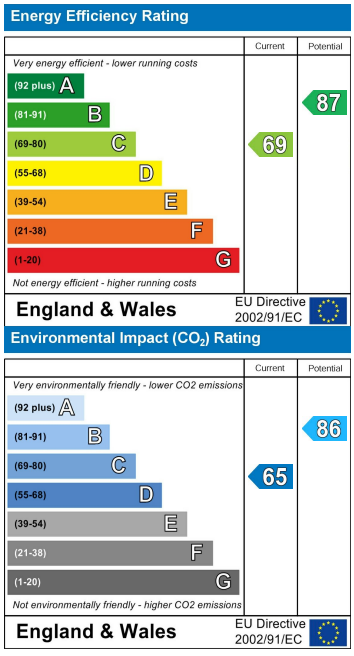
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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These details 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.

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