



21 Woodland Grove,
Chilwell, Nottingham
NG9 5BP

Price Guide £350,000
Freehold



AN EXTENDED, THREE BEDROOM, SEMI-DETACHED HOUSE, ENJOYING THIS POPULAR AND MUCH SOUGHT AFTER, RESIDENTIAL LOCATION, WITH SOUTH-WEST FACING, ENCLOSED, PRIVATE GARDENS TO THE REAR.

Having been upgraded by the current occupiers, the house is double glazed and benefits from gas fired central heating, as well as an impressive, rear orangery, extended kitchen and quality decoration throughout.

In brief, the internal accommodation comprises open storm porch, entrance hallway, ground floor cloakroom/W.C, front lounge with impressive double glazed replacement bay window to the front, rear dining room opening to the orangery which has bi-fold doors to the rear garden and an extended, fitted kitchen with double French doors and side courtesy door to the rear. Rising to the first floor are two double bedrooms and a single bedroom and a sizeable, re-fitted bathroom/shower room.

A generous plot being well groomed and maintained and in a ready to move into condition, the property is offered to the market with a limited upward chain due to an attractive purchase elsewhere. An early internal viewing comes highly recommended.



Open storm porch

Tiled flooring and double glazed front entrance door leading to

Entrance hallway

Radiator cover, real wood flooring, radiator, stairs to the first floor and door to

Cloakroom/W.C

Wall mounted wash hand basin, low flush W.C in contemporary white and UPVC double glazed window to the side.

Front lounge

12'3" x 11'5" (3.73m x 3.48m)

Recessed chimney breast having an attractive wood burning stove inset, wood flooring, replacement traditional bay window in a composite material with attractive fitted blinds, central heating radiator and shelved recesses.

Dining room

12'11" x 11'5" (3.94m x 3.48m)

Feature radiator, built in storage cupboards and open plan to

Orangery

13' x 8'3" (3.96m x 2.51m)

UPVC double glazed single door and bi-folding doors leading to the rear garden, glass roof and radiator.

Extended kitchen

17'1" x 8'10" (5.21m x 2.69m)

Incorporating an extensive range of wall and base cupboards in oak with contrasting dark granite effect work surfacing, composite inset one and a half bowl sink unit, split level electric oven and gas hob with extractor, integrated dishwasher, washing machine, fridge and freezer, UPVC double glazed window and door to the side and double glazed French doors to the rear garden.

First floor landing

UPVC double glazed window to the side, loft hatch and access to

Bedroom 1

14'6" x 11'6" (4.42m x 3.51m)

Incorporating a range of built in, quality wardrobes either side of the chimney breast with hanging rail and storage space, central heating radiator and replacement double glazed bay window to the front with blinds.

Bedroom 2

12' x 11'6" (3.66m x 3.51m)

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes either side of the chimney breast.

Bedroom 3

7'8" x 7'1" (2.34m x 2.16m)

UPVC double glazed window to the front and central heating radiator.

Bathroom

An impressive, contemporary, white, re-fitted, four piece suite comprising pedestal wash hand basin, low flush W.C, panelled bath, double size shower cubicle with Mira shower, part tiled walls and splashbacks, twin double glazed windows to the side, heated towel rail and extractor.

Outside

There is a block paved frontage with natural greenery to the front, leading to a sectional concrete garage with a front and side courtesy door, expansive lawned gardens with a block paved patio area, outside tap, flower and shrub borders, privately fenced and enclosed with natural shrubbery, all enjoying a sunny, south-west facing elevation.

Garage

18'1" x 8' (5.51m x 2.44m)

Double timber doors to the front, window, pedestrian door to the side, light and power.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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		83
(81-91) B		
(69-80) C		60
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		55
(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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