Robert Ellis

look no further...

Penrhyn Crescent,
Chilwell, Nottingham
NG9 5NZ

£325,000 Freehold

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A Hofton built three bedroom detached house with a garage.

Situated in this sought after and convenient residential location, readily accessible for a range of local shops and amenities including schools, doctors and transport links including the NET tram, this fantastic property is considered an ideal opportunity for a variety of potential purchaser including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Front porch, entrance hallway, lounge/diner, study, extended kitchen and WC to the ground floor. To the first floor you will find three good sized bedrooms and a family bathroom.

To the front of the property you will find a block paved driveway with ample car standing and to the rear you will find an enclosed garden which includes a patio with a lawn beyond, stocked beds and borders, mature trees and shrubs, a useful storage shed and fenced boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, although in need of some updating and modernising, this great property offers huge potential for an incoming purchaser to upgrade and re-configure to suit their own personal needs and requirements.

Porch
With a UPVC double glazed door with UPVC double glazed windows around and UPVC double glazed front door with flanking window to the entrance hall.

Entrance Hallway
With stairs to the first floor, radiator, useful storage cupboard and doors to the WC, study and lounge/diner.

Lounge/Diner
25'3" x 10'11" (7.72 x 3.35)
With UPVC double glazed window to the front, two radiators, gas fire, UPVC double glazed door with flanking windows to the rear and door to the study.

Study
13'10" x 7'10" (4.22 x 2.41)
With laminate flooring, radiator, UPVC double glazed sliding patio door to the rear and door to the kitchen.

Kitchen
16'9" x 8'11" (5.11 x 2.73)
With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven and grill with gas hob and air filter over, integrated dishwasher and fridge, radiator, engineered wood flooring, UPVC double glazed door with flanking window to the rear and a door to the garage.

WC
With WC, pedestal wash hand basin, half tiled walls and extractor fan.

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

Bedroom One
12'5" x 11'9" (3.80 x 3.60)
With laminate flooring, UPVC double glazed window to the front and radaitor.

Bedroom Two
12'8" x 11'1" (3.87 x 3.38)
Carpeted room with built in wardrobes, UPVC double glazed window to the rear and radiator.

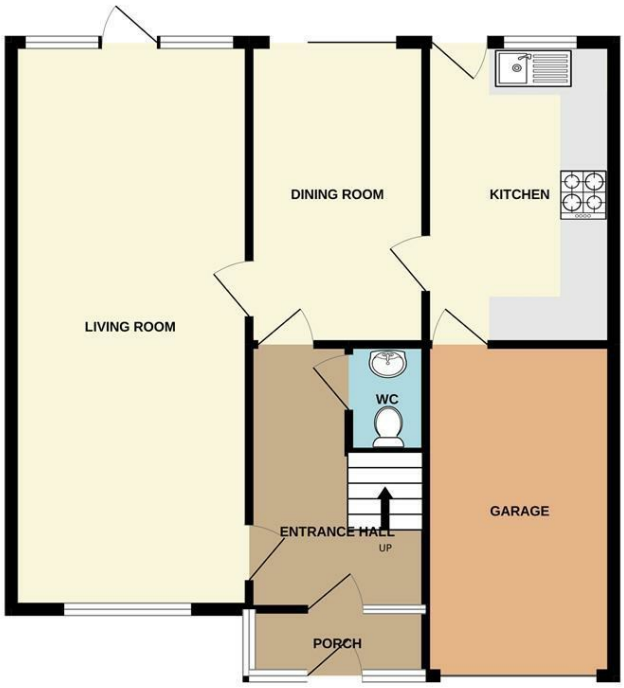
Bedroom Three
8'9" x 8'9" (2.69 x 2.68)
With laminate flooring, built in wardrobe, UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a four piece suite comprising corner bath, corner shower, pedestal wash hand basin, WC, half tiled walls, UPVC double glazed window to the side, radiator and extractor fan.

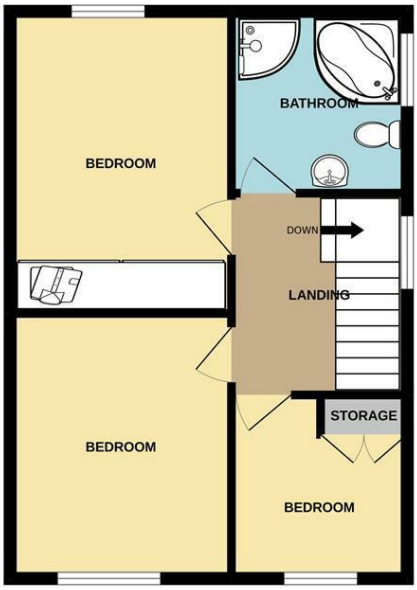
Garage
16'7" x 8'11" (5.06 x 2.73)
With power and electricity, electric up and over garage door, wall mounted Worcester combination boiler and plumbing for a washing machine and tumble dryer.

Outside
To the front of the property you will find a block paved driveway with ample car standing and to the rear you will find an enclosed garden which includes a patio with a lawn beyond, stocked beds and borders, mature trees and shrubs, a useful storage shed and fenced boundaries.

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.4 sq.m.) approx.

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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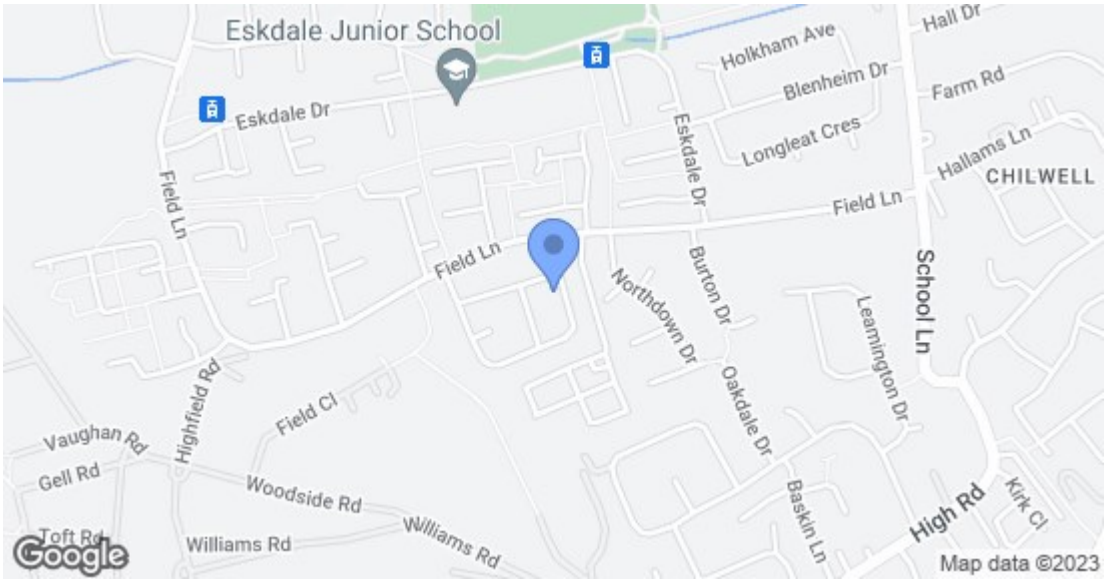

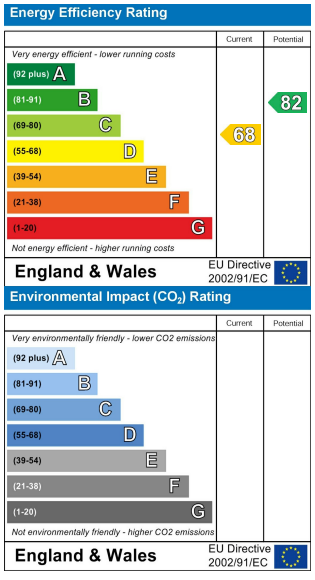

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