Robert Ellis

look no further...

Woodward Avenue,
Chilwell, Nottingham
NG9 6RD

£315,000 Freehold

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AN IMPRESSIVE AND WELL PROPORTIONED MODERN FOUR BEDROOM TOWN HOUSE.

This very well appointed and attractive modern property occupying a highly sought after residential location offers great accommodation ideal for the family looking for more space.

Ideally situated with a wide range of local amenities such as shops, schools and transport links.

In brief the gas centrally heated and double glazed accommodation, arranged over three floors comprises Entrance Hall, Cloaks/WC, Breakfast Kitchen, Lounge, Master En Suite Bedroom and three further Bedrooms with family Bathroom.

Outside the property benefits from an enclosed rear garden, driveway leading to garage.

Offered to the market with the benefit of a light and airy, versatile living space this property represents a great opportunity that must be viewed to be fully appreciated.

Entrance Hallway
With a double glazed front door, tiled flooring, radiator, stairs to the first floor, under stairs storage space and doors to the WC, lounge and kitchen diner.

Cloakroom/WC
Having fitments in white comprising low flush wc, corner wash hand basin with tiled splashbacks, ceramic tiled flooring, UPVC double glazed window and radiator.

Breakfast Kitchen
14'1" x 9'0" (4.28 x 2.75)
Incorporating a good quality fitted kitchen comprising ample base and wall units, fitted work surfacing with tiled splashbacks, A 1 ½ bowl sink with single drainer and mixer tap. Inset four-burner gas hob with air filter above and electric oven below, plumbing for a washing machine and a dishwasher and space for a fridge freezer. UPVC double glazed bay window to the front, radiator and ceramic tiled floor.

Lounge
16'2" x 11'6" (4.94 x 3.5)
UPVC double glazed patio door to the rear garden, further UPVC double glazed window to the rear, two radiators, oak flooring and television aerial point.

First Floor Landing
Airing cupboard housing the hot water cylinder. Further useful storage cupboard. Stairs to second floor landing and doors to the family bathroom and three bedrooms.

Bedroom 2
11'3" x 9'5" (3.44 x 2.87)
UPVC double glazed window to the rear, radiator, fitted wardrobe, oak flooring.

Bedroom 3
10'4" x 9'5" (3.16 x 2.87)
UPVC double glazed window to the front, radiator, fitted wardrobe and oak flooring.

Bedroom 4
6'6" x 7'9" (1.99 x 2.35)
UPVC double glazed window to the rear, radiator, oak flooring.

Family Bathroom
Incorporating a three piece suite in white comprising pedestal wash hand basin, low flush wc, bath with electric shower over, part tiled walls, shaver point, extractor fan, radiator and UPVC double glazed window to the front.

Second Floor Landing
Radiator and door to bedroom 1.

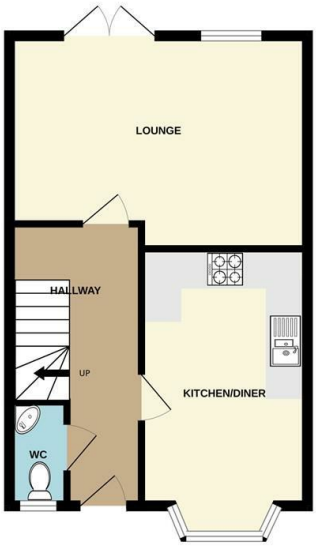
Bedroom 1
20'5" x 10'10" (6.23 x 3.31)
UPVC double glazed window and further Velux window, loft hatch, radiator, fitted wardrobe., oak flooring and door to the en suite.

En Suite
Incorporating fitments in white comprising low flush wc, pedestal wash hand basin, shower cubicle. Part tiled walls, shaver point, extractor, UPVC double glazed window and radiator.

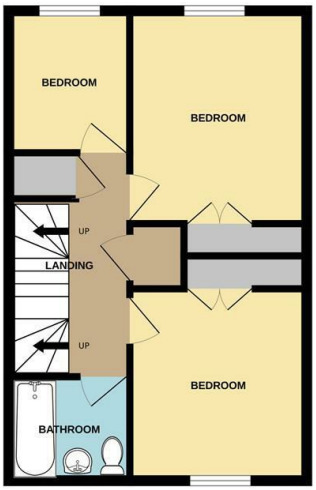
Outside
To the front the property has a gravelled area with shrubs and to the rear the property has an enclosed garden comprising decked area, lawn and gated pedestrian access to the rear. At the end of the block of three properties is a driveway with parking for up to three cars. Brick and tiled garage beyond.

Garage
16'4" x 8'4" (4.98 x 2.55)
Up and over door to the front and further pedestrian door to the rear.

GROUND FLOOR



1ST FLOOR



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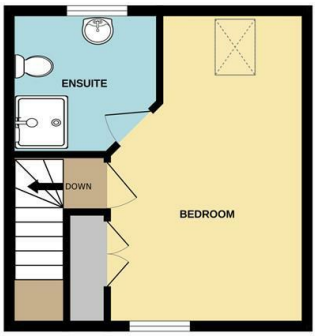

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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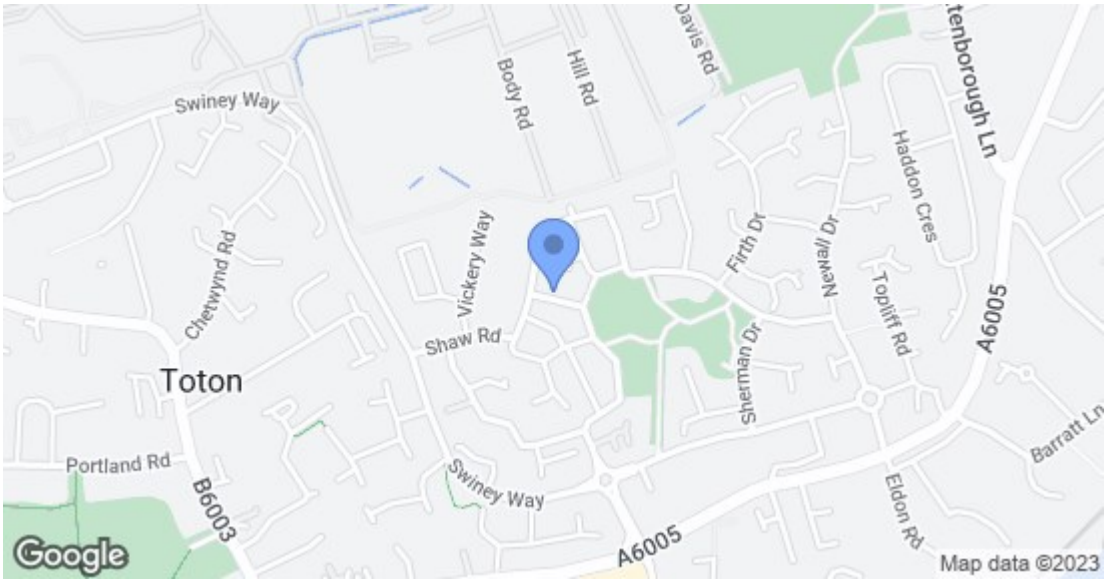

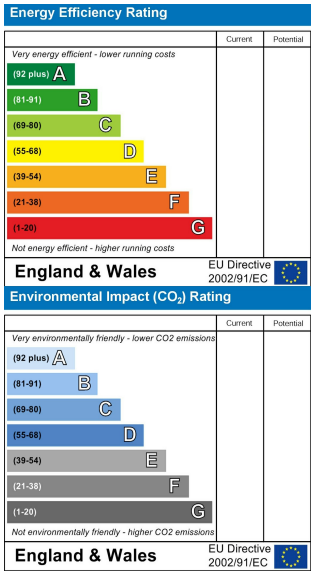

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