Robert Ellis

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Clumber Avenue,
Chilwell, Nottingham
NG9 4BH

£535,000 Freehold

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A beautifully presented and extended traditional four bedroom detached house on a particularly generous plot.

This 1950s Hofton built house, has been extended by the current vendors and now provides a particularly appealing and versatile living space, complemented by modern fixtures and fittings throughout and benefitting from generous room sizes.

In brief the bright and well appointed interior comprises; sitting room, lounge diner, breakfast kitchen, study, shower room and bedroom. Rising to the first floor are three further bedrooms, WC and bathroom.

Outside the property has a drive to the front providing ample car standing and to the rear there is a beautifully landscaped large and private garden.

Occupying an enviable position within a popular cul-de-sac, convenient for the NET tram, local schools and shops and a wide range of other amenities, this property will make a fantastic family home, though will appeal to a variety of potential purchaser.

Entrance Hall
UPVC double glazed entrance door with feature coloured leaded glass, Karndean flooring, radiator with decorative cover, under stairs cupboard and further cloaks cupboard.

Sitting Room
13'3" x 11'10" (4.05m x 3.63m)
UPVC double glazed bay window, radiator with decorative cover, fuel effect gas fire with granite style hearth and Adam-style mantle.

Living Diner
22'6" x 11'0" (6.86m x 3.36m)
UPVC double glazed patio doors leading to the rear garden, Karndean flooring, two radiators (one with decorative cover), electric log burner with rustic timber Adam-style mantle.

Breakfast Kitchen
18'11" x 7'11" increasing to 8'9" (5.78m x 2.42m increasing to 2.68m)
With an extensive range of fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset gas hob with air filter above, inset electric double oven and grill, integrated dishwasher, plumbing for a washing machine, space for a dryer, concealed Worcester boiler, UPVC double glazed window and door to the exterior.

Study
16'8" x 7'3" (5.10m x 2.21m)
UPVC double glazed window.

Shower Room
7'1" x 6'3" (2.18m x 1.91m)
Fitments in white comprising: low level WC, wash hand basin inset to vanity unity with mirror and cupboards, shower cubicle with Mira shower over, fully tiled walls, tiled flooring, UPVC double glazed window, inset ceiling spotlights and extractor fan.

Bedroom Four
12'0" x 7'3" (3.67m x 2.22m)
UPVC double glazed window and radiator.

First Floor Landing
UPVC double glazed window and loft hatch.

Bedroom One
15'4" x 11'11" (4.69m x 3.65m)
UPVC double glazed bay window, radiator, fitted wardrobes and dressing table.

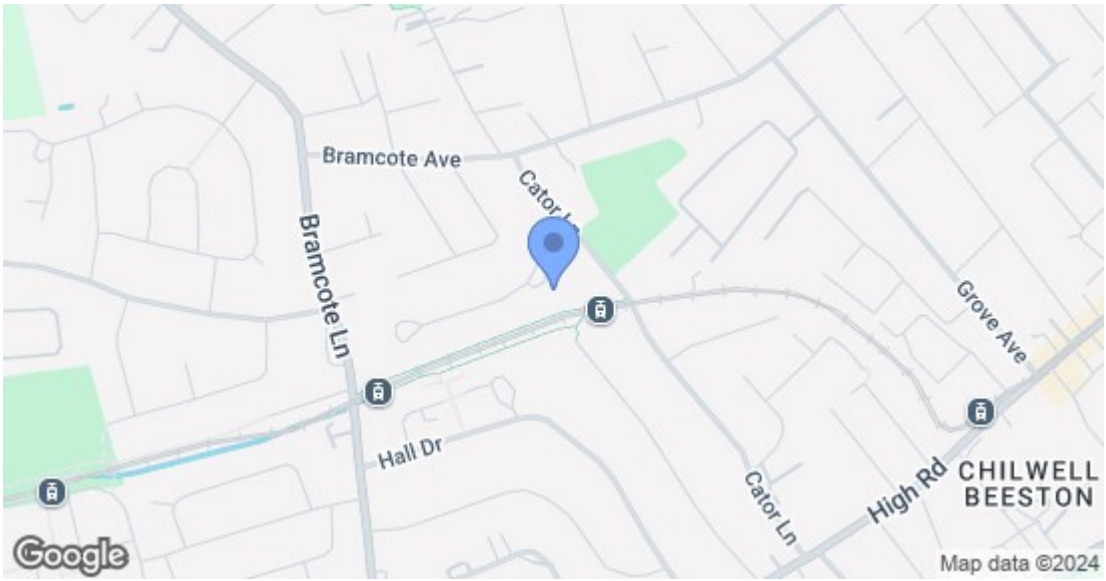
Bedroom Two
11'5" x 11'0" (3.50m x 3.36m)
UPVC double glazed window and radiator.

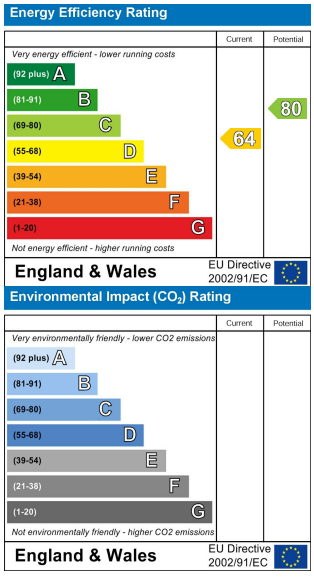
Bedroom Three
8'1" x 6'11" (2.48m x 2.11m)
UPVC double glazed window, radiator and fitted wardrobes.

Separate WC
Fitted with a low level WC, part tiled walls, tiled flooring and UPVC double glazed window.

Bathroom
Fitted with a wash hand basin inset to vanity unit, p-shaped bath with main control shower over, part tiled walls, tiled flooring with under floor heating, extractor fan, inset ceiling spot lights, heated towel rail and UPVC double glazed window.

Outside
To the front the property has a blocked paved drive with inset borders and gated access to the rear. To the rear the property has a well manicured and mature landscaped garden with outside tap, patio, two sheds, summer house, large lawn, rockery garden, various well stocked and mature beds and borders with shrubs and trees.





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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