Robert Ellis

*look no further...*

Wheatley Grove,
Chilwell, Nottingham
NG9 5AG

**£260,000 Freehold**

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An extended 1960's built two bedroom semi-detached bungalow offered to the market for the first time since it's original construction.

Having been upgraded and well maintained by the current vendor, this excellent property has an extended breakfast kitchen and lounge diner to the rear both of which overlook the well manicured rear garden.

In brief the well presented interior comprises; entrance hall, breakfast kitchen, large open plan living diner, two bedrooms and shower room.

Outside the property has a drive providing ample car standing with a further gated hard standing with the garage beyond and mature and well maintained gardens to both front and rear.

Tucked away in a small cul-de-sac, conveniently situated for easy access to Chilwell Manor golf course and Attenborough Nature Reserve, this property is a rare opportunity that will doubtless be an appeal to a range of potential purchasers.

Entrance Hall
Double glazed entrance door with flanking window leads to hallway, radiator, cupboard housing hot water cylinder and loft hatch.

Breakfast Kitchen
16'9" x 9'2" (decreasing to 8'10") (5.11m x 2.80m (decreasing to 2.71m))
With a good range of fitted wall and base units, granite work surfacing with splashback and tiles above, single sink with mixer tap and inset drainer, induction hob with extractor above, inset electric oven and grill, plumbing for washing machine, integrated fridge, freezer and dishwasher, tiled flooring, UPVC double glazed windows, patio door leading to the rear garden and feature glazed blocks within the wall.

Lounge Diner
24'6" x 10'11" (decreasing to 9'6") (7.49m x 3.35m (decreasing to 2.90m))
A fitted gas fire with back boiler mounted upon a granite style hearth with Adam-style mantle, two radiators, UPVC double glazed patio doors leading to the rear garden.

Bedroom One
12'11" x 10'11" (3.96m x 3.34m )
UPVC double glazed window, radiator, fitted wardrobe and dressing table.

Bedroom Two
8'11" x 8'11" (2.74m x 2.73m)
UPVC double glazed window, radiator and fitted wardrobes.

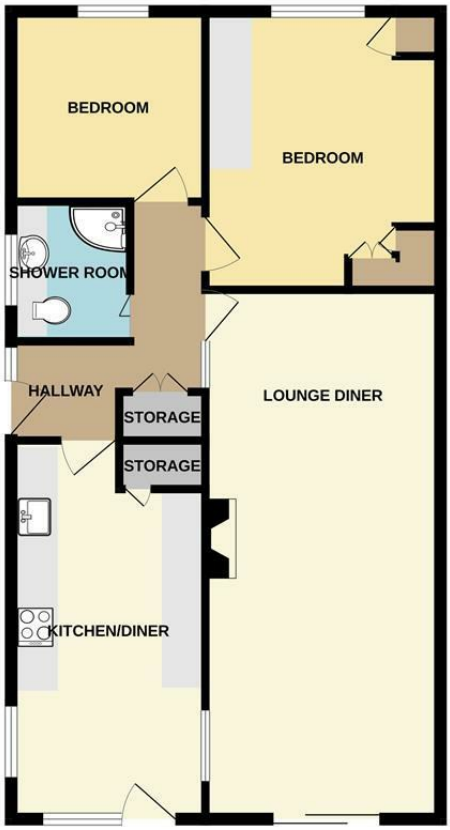
Shower Room
Fittings in white comprising; low level WC, wash hand basin inset to vanity unit, shower cubicle with mains control shower over, fully tiled walls, window, extractor fan and radiator.

Outside
To the front the property has an established primarily lawned garden with well stocked beds and borders, a drive providing car standing with gated access leading to a further blocked paved area with outside tap and the garage beyond. The rear of the property has a particularly private enclosed garden with a yard/patio area, lawn, further patio, mature well stocked beds and borders with shrubs and trees, a potting shed and green house.

Garage
16'5" x 8'0" (5.01m x 2.44m )
Up and over door to the front, UPVC double glazed pedestrian door and window to the side, light and power.

Potting Shed/Store
9'1" x 6'10" (2.79m x 2.10m)
UPVC double glazed windows and door, light and power.

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.




TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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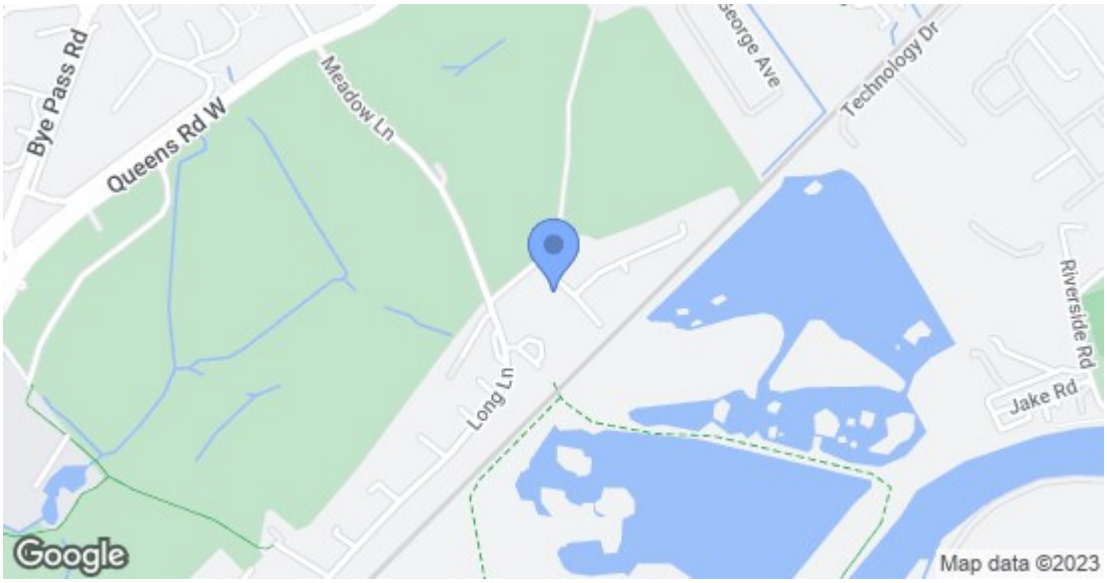


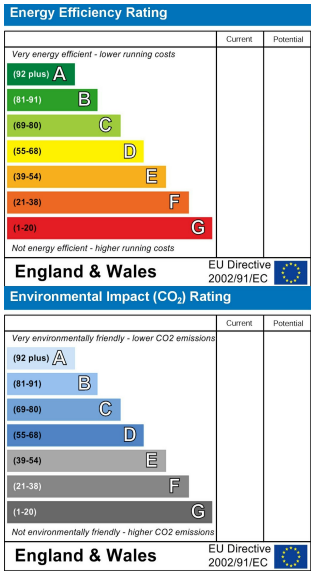


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