Robert Ellis

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Highgrove Avenue
Chilwell, Nottingham NG9 4DN

An extended three bedroom detached house displaying great potential.

Offers Over £400,000 Freehold

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An extended three bedroom detached house displaying great potential.

Considered an excellent opportunity for the incoming purchaser to upgrade and re-model to their taste and requirements, this traditionally styled and constructed property is available to the market with the benefit of chain free vacant possession.

In brief, the well proportioned interior comprises: Entrance hallway, WC, kitchen/diner, dining room, lounge and conservatory to the ground floor. Rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property occupies a good sized plot with a driveway providing car standing with a detached garage beyond, the property also benefits from mature and well stocked gardens to both front and rear.

Tucked away in a sought after and peaceful residential location within easy walking distance of Beeston town centre and Chilwell High Road, conveniently situated for excellent transport links such as the NET tram and well placed for a wide range of other facilities.

Entrance Hallway
A UPVC double glazed entrance door with flanking windows leads to hallway with radiator, under stairs cupboard and stairs off to first floor landing.

WC
With WC, wall mounted wash hand basin and wooden window.

Dining Room
13'9" x 11'4" (4.20 x 3.46)
With UPVC double glazed bay window, radiator and a gas fire with a rustic brick surround, timber mantle and tiled hearth.

Sitting Room
17'8" x11'5" (5.41 x3.48)
With radiator, patio doors through to conservatory and an Inglenook style fireplace with fuel effect electric stove.

Conservatory
12'4" x 7'8" (3.77 x 2.35)
With UPVC double glazed windows and patio doors to the rear garden.

Kitchen/Diner
15'11" x 10'5" (4.87 x 3.19)
With a range of fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, a New World gas cooker, plumbing for a washing machine, further appliance space, two UPVC double glazed windows, radiator and door to the exterior.

Shower cubicle with mains overhead shower and extractor.

First Floor Landing
With UPVC double glazed window.

Bedroom One
12'3" x 11'3" (3.75 x 3.44)
With UPVC double glazed window, radiator, fitted wardrobe and dressing table.

Bedroom Two
11'3" x 11'1" (3.45 x 3.38)
With UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Three
6'10" x 6'5" (2.10 x 1.96)
With UPVC double glazed window and radiator.

Bathroom
With a four piece suite comprising WC, pedestal wash hand basin, bath, shower cubicle with mains controlled shower over, part tiled walls, UPVC double glazed window, radiator and wall mounted Baxi boiler.

Outside
To the front the property has a driveway with a detached garage beyond and an established and mature garden with various shrubs and trees. Gated access runs along the side of the property to the rear. To the rear the property has a generous and mature garden with a yard/patio area with outside tap, lawn, various mature shrubs and trees.

Garage
20'8" x 10'2" (6.31 x 3.11)
With up and over door to the front, windows to the side and rear, further pedestrian door to the side, light and power.

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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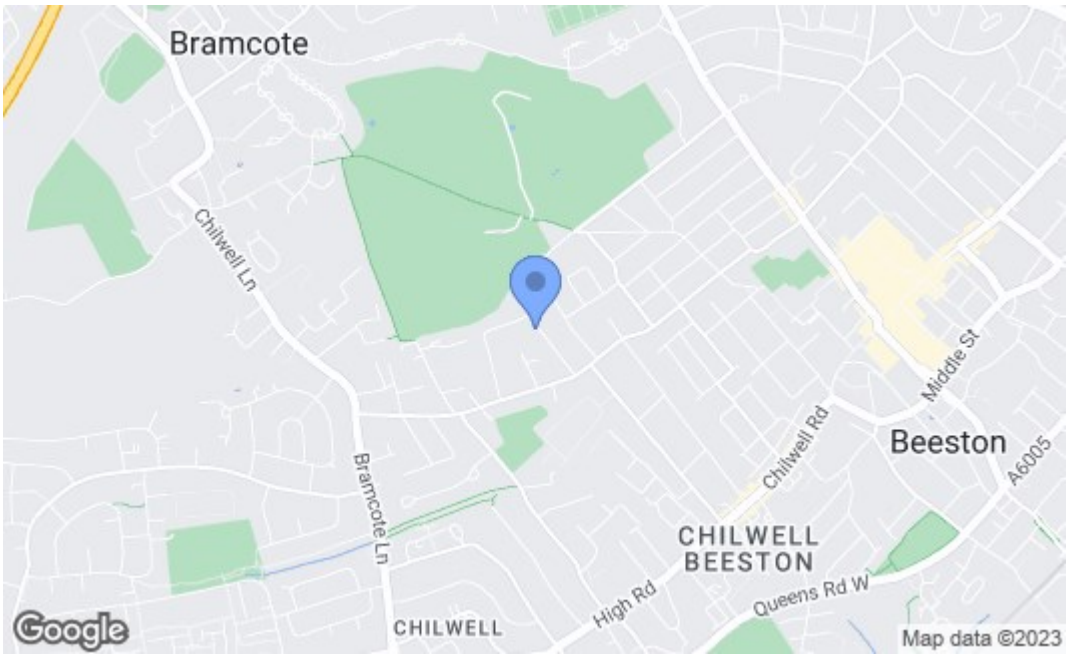

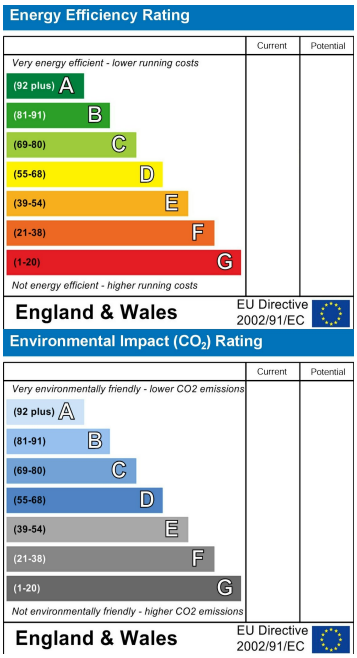

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