Robert Ellis

look no further. . .

Gwenbrook Avenue,
Chilwell, Nottingham
NG9 4BA

£350,000 Freehold

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A well presented traditional bay fronted three bedroom semi detached house.

Situated in this sought-after and well established residential location, within easy reach of a variety of local shops and amenities including schools, transport links, Beeston Town Centre, The University of Nottingham and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including; first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, dining room, lounge, kitchen and WC to the ground floor, with two good sized double bedrooms, a further single bedroom and bathroom to the first floor.

Outside to the front of the property you will find a low maintenance slabbed garden and driveway for off road parking, gated side access leads to the private and enclosed rear garden.

Offered to the market with the benefit of UPVC double glazing, gas central heating and a range of modern fixtures and fittings throughout, along with a light and airy versatile living space and no upward chain, this great property truly must be viewed in order to be fully appreciated.

Entrance Hall
A composite front door with flanking windows, radiator, stairs to the first floor, useful under stair storage cupboard, electric metre cupboard and door to the WC, kitchen, lounge and dining room.

Dining Room
12'0" x 10'7" (3.68m x 3.23m)
A carpeted reception room with UPVC double glazed bay window to the front, radiator and decorative brick fire place.

Lounge
15'8" x 11'8" (4.79m x 3.57m)
An extended reception room with carpet flooring, an open fire place with Adam-style mantle, radiator and UPVC double glazed sliding doors to the rear.

Kitchen
12'3" x 6'7" (3.74m x 2.01m)
Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, tiled flooring and splashbacks, plumbing for a washing machine, space for a fridge freezer, integrated dishwasher, inset ceiling spot lights, radiator, UPVC double glazed window to the rear and UPVC double glazed door to the side.

WC
Fitted with a low level WC, wall mounted wash hand basin, tiled splashbacks and UPVC double glazed window to the side.

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

Bedroom One
10'11" x 10'8" (3.35m x 3.26m)
A carpeted double bedroom with UPVC double glazed bay window to the front, built in wardrobes and radiator.

Bedroom Two
11'5" x 10'11" (3.49m x 3.34m)
A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Three
7'7" x 6'10" (2.32m x 2.1m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
8'3" x 7'6" (2.53m x 2.29m)
Incorporating a three piece suite comprising panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled walls, heated towel rail, inset ceiling spotlights, UPVC double glazed window to the side and rear, extractor fan and built in cupboard housing the Worcester combination boiler.

Outside
To the front of the property you will find a low maintenance slabbed garden with stocked borders, a concrete driveway with off road parking and gated side access leading to the private and enclosed rear garden, which includes a patio, lawn, stocked beds and borders, mature shrubs, useful storage shed and fence boundaries.

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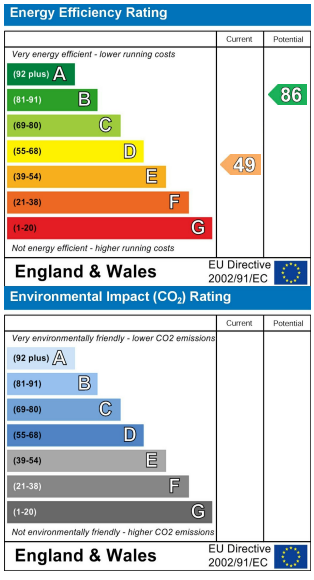
ESTATE AGENTS



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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