



Allison Gardens,  
Chilwell, Nottingham  
NG9 5DG

**£320,000 Freehold**





A recently refurbished, two bedroom detached bungalow with the benefit of no upward chain.

Situated within close proximity to a wide variety of local amenities including, shops, public houses, healthcare facilities, transport links and many other conveniences in neighbouring towns Beeston, Long Eaton and Chilwell Retail Park.

This recently renovated bungalow would make an ideal purchase for a wide range of buyers including anyone looking to downsize locally or anyone looking to relocate to this popular and well established residential location.

In brief the internal accommodation comprises: entrance hall, spacious open plan living dining room, kitchen, two double bedrooms, loft room and shower room.

Outside, the property includes a tarmac driveway with stylish block-paved edging, providing ample off-street parking. The rear garden is newly lawned with a raised seating area, and newly paved pathways extend along the side of the bungalow.

With quality upgrades throughout, including a new kitchen, bathroom, landscaped garden, and driveway, this impressive bungalow is move-in ready. Viewing is essential to fully appreciate its comfort and convenience.



### Entrance Hall

UPVC double glazed entrance door, carpet flooring and doors leading into the bedrooms, shower room, kitchen and living dining room.

### Living Dining Room

22'1" reducing to 12'5" x 15'7" x reducing to 8'7" (6.74m reducing to 3.80m x 4.77m x reducing to 2.64)

A carpeted reception room with two UPVC double glazed windows to the rear aspect and door leading to the outside patio.

### Kitchen

Fitted with wall, base and drawer units, work surfaces, stainless steel one and half bowl sink and drainer unit with mixer tap, integrated electric oven, electric hob above and integrated externally vented extractor, space and plumbing for washing machine, further useful appliance space, wall mounted combination boiler, complementary tiling to walls, UPVC double glazed window to the front aspect, radiator and UPVC double glazed door to the side.

### Bedroom One

13'8" x 10'11" (4.18m x 3.35m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Two

10'11" x 8'3" (3.35m x 2.52m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

### Shower Room

Stylish and functional shower room features a three-piece suite with a low flush WC, sink unit, and an anti-slip shower tray with a mains-controlled thermostatic shower. Enhanced with part-tiled walls, an LED mirror cabinet, heated towel rail, and a UPVC obscure double-glazed front window.

### Loft Room

Access via ladders, carpet flooring and UPVC double glazed window to the front.

### Outside

The front of the property boasts a block-edged tarmac driveway with ample off-street parking, leading to a garage with doors at both ends, providing full-width access to the garden. The rear garden is newly lawned with a raised paved seating area and secure fenced boundaries, offering a private and inviting outdoor space.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR  
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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