



Bolton Avenue,  
Chilwell, Nottingham  
NG9 5NX

**£390,000 Freehold**



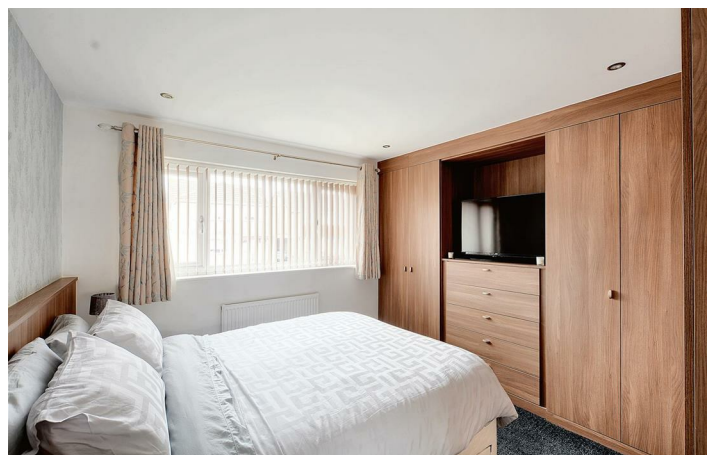
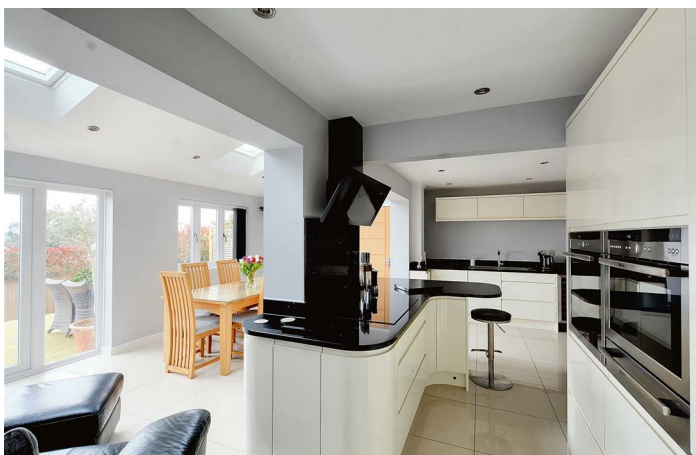
An immaculately presented extended three bedroom detached house.

Benefitting from extensions to both the side and rear, this excellent house has a stunning open plan kitchen diner and living area, providing the ideal space for day to day living and entertaining.

In brief the stylish and modern interior comprises; generous entrance hall, sitting room, open plan kitchen diner and living space, rear hallway, WC and utility to the ground floor, then rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive to the front with garage beyond and a low maintenance garden and to the rear the property has an enclosed and well manicured garden, offering privacy yet also benefitting from far reaching views of it's surrounding.

Offering ready to move into accommodation and being tucked away in a small and private cul-de-sac and being readily accessible for a wide range of local amenities, this great house will suit a wide range of potential purchaser and is well worthy of viewing.



### Entrance Hall

10'10" x 8'1" (3.32m x 2.48m )

Composite double glazed entrance door with flanking windows, radiator and useful under stair cupboard.

### Sitting Room

14'1" x 12'11" (4.3m x 3.95m )

UPVC double glazed window, radiator, fuel effect gas fire with feature Travertine Adam-style surround and hearth and inset lighting.

### Kitchen Diner and Living Room

21'9" x 19'5" maximum overall measurements (6.65m x 5.93m maximum overall measurements)

An extensive range of good quality modern fitted wall and base units, Quartz work surfacing with splashback and breakfast bar, plinth lighting, induction five ring hob with extractor above, inset electric Neff hide and slide oven, a further Neff combination oven and microwave with warming drawer, single sink and drainer with mixer tap, integrated dishwasher, tiled flooring, three radiators, inset ceiling spotlights, two feature Velux windows, UPVC double glazed window and patio door leading to the rear garden.

### Utility Room

9'8" x 4'6" (2.97m x 1.38m )

Fitted wall and base units, work surfacing, single sink and drainer unit with mixer tap, plumbing for a washing machine and dryer space, inset ceiling spotlights, UPVC double glazed window and door to the exterior.

### WC

With fittings in white comprising; low level WC, wash hand basin inset to vanity unit, radiator and UPVC double glazed window.

### First Floor Landing

UPVC double glazed window, radiator and generous airing cupboard with Viessmann boiler.

### Bedroom One

11'7" x 11'6" (3.54m x 3.51m )

UPVC double glazed window, radiator, inset ceiling spotlights, fitted wardrobes and drawers.

### Bedroom Two

11'8" x 8'11" (3.58m x 2.72m )

UPVC double glazed window, radiator and fitted wardrobes.

### Bedroom Three

9'8" x 8'5" (2.96m x 2.58m )

UPVC double glazed window, radiator, fitted wardrobe and cupboard.

### Bathroom

9'7" x 5'4" (2.93m x 1.63m )

Modern fittings in white comprising; low level WC, pedestal wash hand basin, bath with mains overhead shower and further shower handset, wall mounted heated towel rail, fully tiled walls, tiled flooring, two UPVC double glazed windows, radiator, inset ceiling spotlights and extractor fan.

### Outside

To the front the property has a drive providing car standing with the garage beyond and a low maintenance garden with artificial lawn and shrubs. To the rear the property has an enclosed private and well manicured garden, with paving, decking, outside tap, power points, raised borders, lawn and further established shrubs and trees. The property also benefits from inset Soffit downlights.

### Garage

16'9" x 7'9" (5.11m x 2.38m )

Remote control electric roller door to the front, light and power.



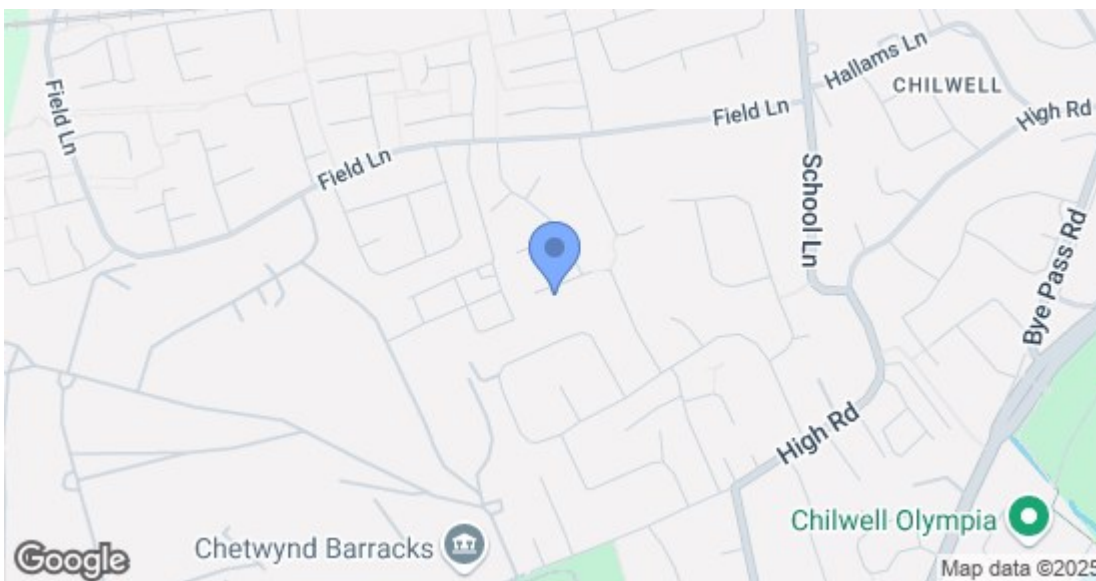
GROUND FLOOR



1ST FLOOR



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			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.