



Gwenbrook Avenue,  
Chilwell, Nottingham  
NG9 4BA

**£550,000 Freehold**



A spacious four-bedroom detached house with a garage.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, Beeston Town Centre and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the internal accommodation comprises: entrance hall, downstairs WC, lounge, sitting room and extended kitchen diner to the ground floor, with principle bedroom with en-suite, a further two good sized double bedrooms and a fourth single bedroom, and family bathroom to the first floor.

Outside the property occupies a generous corner plot, with a blocked paved driveway offering car standing to the front, and lawned gardens to the front, side and rear. To the rear you will find a patio, mature trees and shrubs, useful storage shed and fence boundaries.

Having been upgraded, and extended by the current vendors, this great property is offered to the market with the benefit of a versatile living space, ready to move in condition, UPVC double glazing and gas central heating throughout, and is well worthy of an early internal viewing.



### Entrance Hall

A composite entrance door with flanking windows, stairs to the first floor, radiator, UPVC double glazed window to the side and doors to the WC, kitchen diner, dining room and lounge.

### Lounge

12'0" x 12'0" (3.67m x 3.66m )

A carpeted reception room with gas fire with Adam-style mantle, UPVC double glazed bay window to the front, radiator and French door to the dining room.

### Sitting Room

12'10" x 11'11" (3.92m x 3.65m )

A carpeted reception room with radiator, UPVC double glazed French doors with flanking window to the rear patio.

### Kitchen Diner

21'9" x 9'2" (6.63m x 2.81m )

An extended kitchen diner with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, Range cooker with aluminium splashback and extractor fan over, integrated fridge freezer and dishwasher, tiled flooring, spotlights, UPVC double glazed window to the rear and side, UPVC double glazed French doors to the side and two radiators.

### Downstairs WC

Fitted with a low level WC, wall mounted wash hand basin, tiled walls, 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 four bedrooms.

### Bedroom One

13'8" x 11'5" (4.17m x 3.49m )

UPVC double glazed window to the front, carpet flooring, radiator, spot lights to ceiling and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising: walk-in shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and wall, heated towel rail, UPVC double glazed window to the rear, spotlights to ceiling and extractor fan.

### Bedroom Two

12'0" x 12'0" (3.67m x 3.67m )

UPVC double glazed bay window to the front, carpet flooring and radiator.

### Bedroom Three

12'0" x 9'3" (3.66m x 2.84m )

UPVC double glazed window to the rear, carpet flooring and radiator.

### Bedroom Four

8'4" x 7'5" (2.56m x 2.27m )

UPVC double glazed window to the front, carpet flooring, built in storage cupboard, and radiator.

### Bathroom

Incorporating a three piece suite comprising; panelled bath with electric shower, wash basin inset to vanity unit, low level WC, tiled splashbacks, heated towel rail, UPVC double glazed window to rear and side, spotlights to ceiling and extractor fan.

### Outside

Outside the property occupies a generous corner plot, with a blocked paved driveway offering car standing to the front, and lawned gardens to the front, side and rear. To the rear you will find a patio, mature trees and shrubs, useful storage shed and fence boundaries.

### Utility Room

With plumbing for a washing machine and tumble dryer, door and window to the rear garden and door to the garage.

### Garage

Up and over garage door to the front, power and a door to the utility room.

### 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.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	79
<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	

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