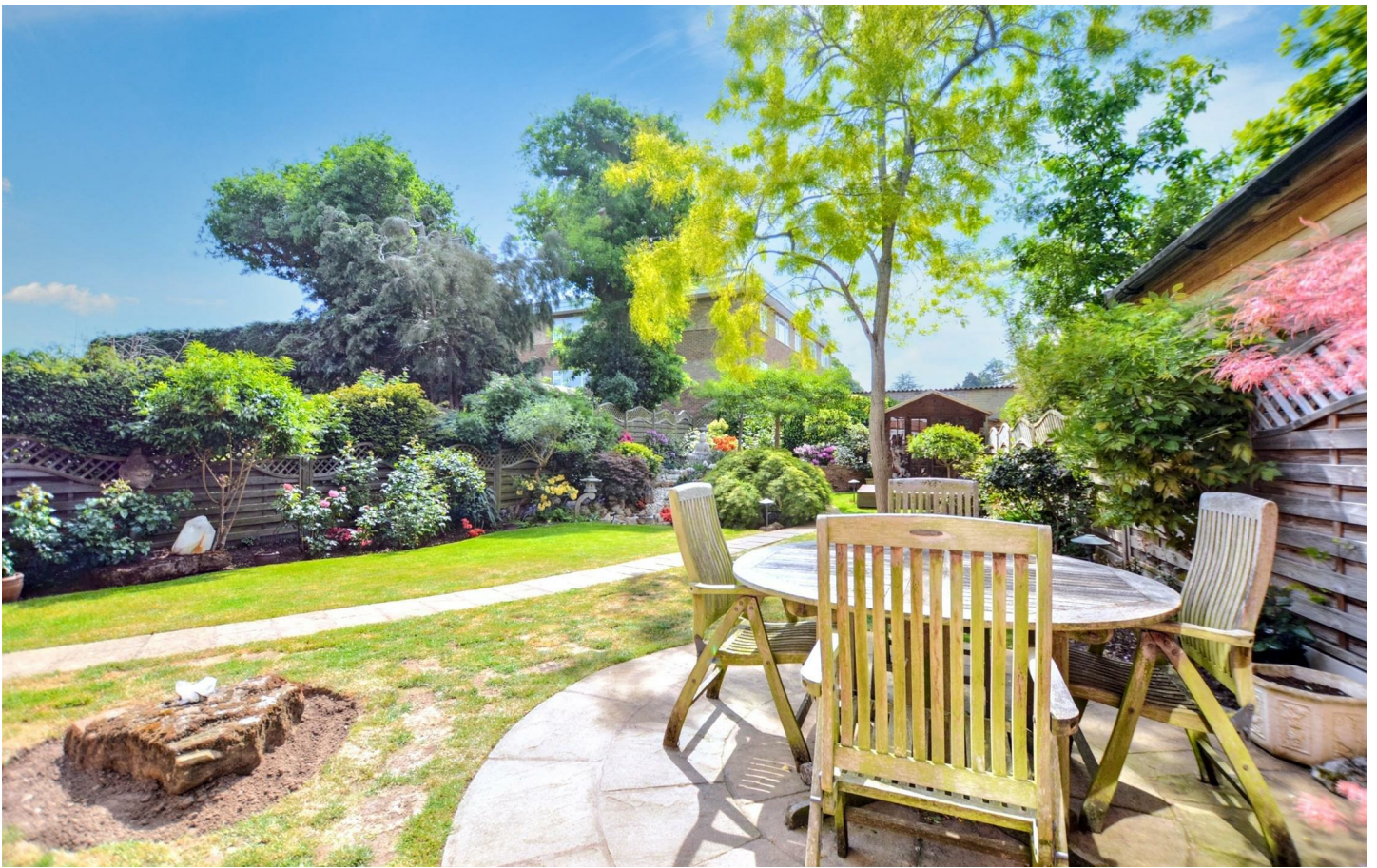




Woodland Grove,  
Chilwell, Nottingham  
NG9 5BP

**£450,000 Freehold**





Viewing is highly recommended for this thoughtfully extended and particularly well-presented four/five bedroom semi-detached house with no upward chain.

This substantial and versatile property offers a bright and appealing living space. It has the option of using the extended space on the ground floor to the front of the property as a fifth bedroom, or alternatively, as a playroom, workroom, or additional reception room.

In brief the contemporary interior comprises: spacious entrance hall, large through sitting room, kitchen, dining room, and reception/ground floor bedroom with en-suite. Rising to the first floor are three good sized double bedrooms, a further single bedroom/study and family bathroom.

To the front, the property has a drive providing ample car standing and an immaculacy presented, garden. To the rear, there is a large, mature landscaped garden incorporating an impressive water feature.

Occupying an enviable position within a sought-after cul-de-sac with an easy walking distance of Chilwell high road and Beeston town centre, well placed for the NET Tram, local schools, shops, parks and a wide variety of other facilities.





A recess porch, with chequer board tiling, shelters UPVC double glazed entrance door.

#### Entrance Hall

With stairs off the first floor, and radiator.

#### Through Sitting Room

28'0" x 11'7" (8.55m x 3.54m )

With UPVC double glazed bay window to the front, aluminium double glazed bi-fold doors to the rear, radiator, and Jydepejsen wood burner mounted upon a slate hearth.

#### Breakfast Kitchen

16'1" x 8'8" (4.92m x 2.66m )

With an extensive range of fitted wall and base units, granite work surfacing with splashback, single sink and drainer with mixer tap, inset gas hob with extractor above, inset electric double oven and grill, integrated freezer, and dishwasher, plumbing for a washing machine, space for a dryer, tiled flooring, underfloor heating, under stairs cupboard, UPVC double glazed window and further Velux window.

#### Dining Room

12'7" x 7'11" (3.85m x 2.42m )

UPVC double glazed patio doors leading to the rear garden, tiled flooring with underfloor heating.

#### Reception/Ground Floor Bedroom

16'5" decreasing to 9'8" x 7'11" (5.02m decreasing to 2.95m x 2.43m )

Tiled flooring, Velux window, underfloor heating, further UPVC double glazed window, patio door and TV point.

#### En-Suite

Fitments in white comprising: WC, wash-hand basin inset to vanity unit, shower cubicle with mains-controlled shower over, part tiled walls, tiled flooring, and extractor fan.

#### First Floor Landing

Loft hatch with retractable ladder to the boarded loft space that provides a substantial storage area. The loft also contains a Worcester Bosch Greenstar combi boiler with a remote control heating system.

#### Bedroom One

11'7" x 14'8" (3.55m x 4.48m )

UPVC double glazed bay-window, radiator, mirror fronted wardrobes and TV point.

#### Bedroom Two

12'5" x 11'8" (3.79m x 3.57m )

UPVC double glazed window, and radiator.

#### Bedroom Three/Study

8'8" x 7'8" (2.65m x 2.36m )

UPVC double glazed window, and radiator.

#### Bathroom

8'8" x 8'5" (2.65m x 2.57m )

Fitments in white comprising: WC, pedestal wash-hand basin, bath, shower cubicle with Aqualizer digital shower, fully tiled walls, UPVC double glazed window and radiator.

#### Bedroom Four

23'7" x 7'11" (7.19m x 2.43m )

UPVC double glazed window to the front, feature UPVC double glazed window to the rear, and radiator.

#### Outside

To the front the property has a block paved drive and an established front garden with shrubs, and trees, and walled boundary. To the rear the property has a stunning south-west facing well-manicured enclosed garden, with various patios, lawn, well stocked beds and borders with mature shrubs and trees, a pond with water feature, further elevated patio, and summer house with storage and decking in the front.

The rear garden benefits from a mains powered lighting system and the summer house is equipped with mains power and lighting.



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		
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		
England & Wales 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.