



Orchard Crescent,  
Chilwell, Nottingham  
NG9 4GZ

**£350,000 Freehold**





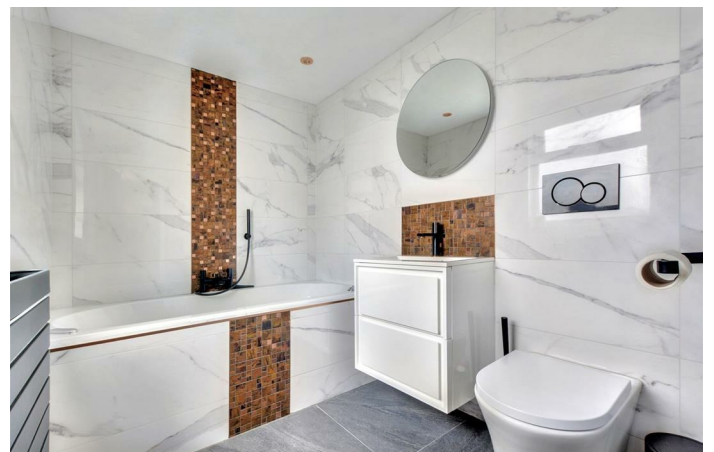
Tucked away in a quiet cul-de-sac in Chilwell, you are ideally placed for access to a wide range of amenities including shops, public houses, schools, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance hall, open plan living dining room, kitchen and downstairs WC. Then rising to the first floor are three well proportioned bedrooms and family bathroom and then on the top floor is the main bedroom with en-suite and an additional room ideal as a study or walk-in wardrobe.

Outside the property has a lawned garden with a block paved driveway with off-road parking for multiple cars in tandem and an set up for a EV charging point. The enclosed rear is then primarily lawned with mature shrubs and seating areas.

Having been extended and fully renovated by the current vendors, this delightful property is offered to the market with the advantage of ready to move in condition, gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hall

Composite door through to a welcoming entrance hall with luxury vinyl flooring, radiator and useful storage cupboard.

### Open Plan Living Dining Room

22'9" x 11'5" (6.94m x 3.48m )

Bright and airy reception room with parquet flooring, two radiators, gas fire, UPVC double glazed window to the front aspect and UPVC double glazed French doors to the rear garden.

### Kitchen

11'4" x 9'1" (3.47m x 2.79m )

A range of wall and base units with granite work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset electric induction hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dishwasher. UPVC double glazed window to the rear aspect and composite door to the side passage.

### Downstairs WC

Low flush WC and wash hand basin with tiled splashbacks, heated towel rail and UPVC double glazed window to the side aspect.

### First Floor Landing

A carpeted landing space.

### Bedroom Two

11'9" x 11'5" (3.59m x 3.50m )

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

### Bedroom Three

10'8" x 9'4" (3.26m x 2.85m )

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

### Bedroom Four

8'11" x 8'11" (2.73m x 2.72m )

Bedroom, with luxury vinyl flooring, radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, fully tiled walls, heated towel rail and UPVC double glazed window to the front and side aspect.

### Second Floor Landing

A carpeted landing space.

### Study

7'7" x 5'2" (2.32m x 1.59m )

A versatile room with luxury vinyl flooring, radiator and Velux window to the front aspect.

### Bedroom One

16'11" x 11'4" (5.18m x 3.46m )

Double bedroom, with luxury vinyl flooring, radiator and Velux windows to the front and rear aspect.

### Outside

A lawned garden with a block paved driveway for off-road parking, and set up for EC charging point, gated side access then leads to the private and enclosed garden is primarily lawned with a pond, flower beds and shrubs and a decked seating area.

### 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

Does the property have spray foam in the loft?: No

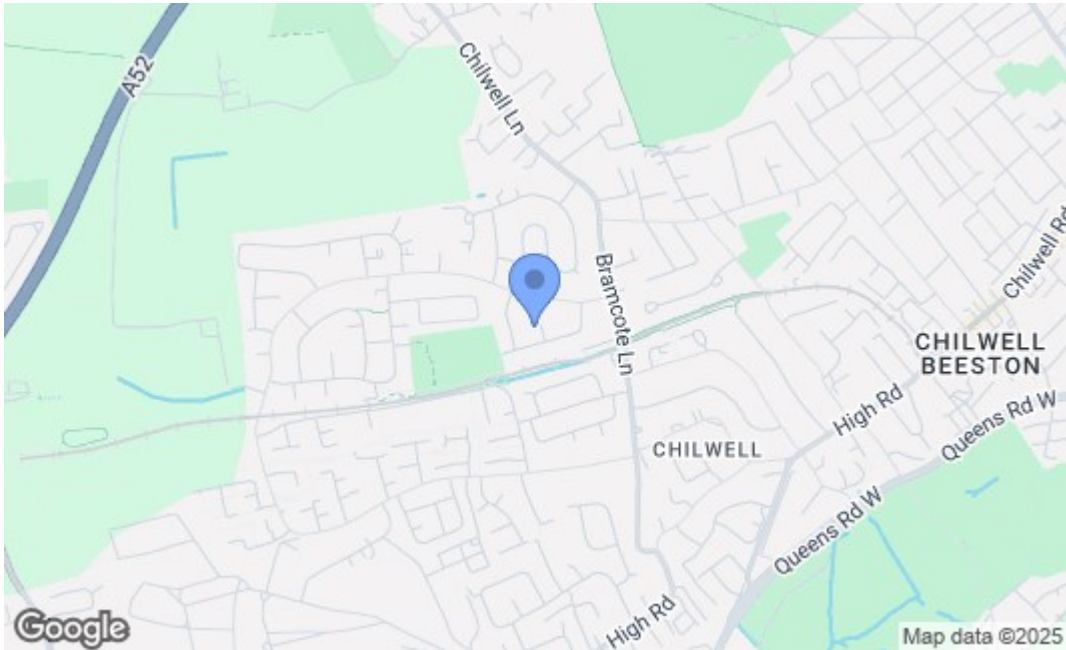
Has the Property Flooded?: No

### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(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		

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