

# Robert Ellis

*look no further...*



Greenland Crescent,  
Chilwell, Nottingham  
NG9 5LB

**£280,000 Freehold**

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Conveniently placed with access to a wide range of local amenities including shops, public houses, and transport links such as the A52 and M1, schools, and healthcare facilities.

This lovely property would be considered a fantastic opportunity for a wide range of buyers looking to put their own stamp on a purchase, this could include young professionals, growing families or anyone looking to relocate to Chilwell.

In brief the internal accommodation comprises; an entrance hall, open plan living dining room, garden room and kitchen to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden with a paved driveway leading to a gated car port. The rear garden is primarily lawned with a paved seating area and garage.

Having been a well loved family home since original construction in 1959, this wonderful property is offered to the market with the benefit of gas central heating and UPVC double glazing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator.

### Open Plan Living Dining Room

24'1" x 11'6" (7.35m x 3.53m)

A carpeted reception room with two radiators, gas fire, UPVC double glazed window to the front aspect and door out to the garden room.

### Kitchen

13'4" x 7'10" (4.07m x 2.40m )

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

### Garden Room

9'9" x 8'4" (2.99m x 2.55m )

Vinyl flooring and aluminium sliding doors to the rear garden.

### First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

13'0" x 11'4" (3.97m x 3.46m )

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

### Bedroom Two

11'4" x 10'11" (3.46m x 3.35m )

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

### Bedroom Three

7'11" x 6'8" (2.42m x 2.05m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, fully tiled walls, radiator, cupboard housing the boiler and UPVC double glazed window to the rear aspect.

### Outside

To the front is a lawned garden with mature shrubs and driveway with ample off street parking leading to a gated car port. The enclosed rear garden is primarily lawned with mature shrubs, a paved seating area and garage.

### 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.





GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

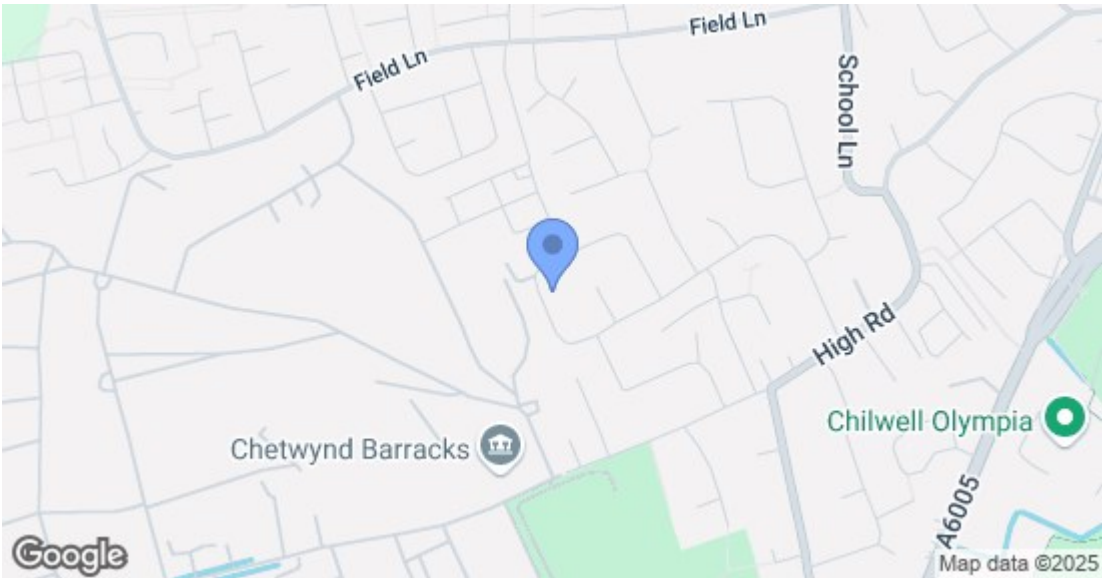


1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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