



Gwenbrook Road,  
Chilwell, Nottingham  
NG9 4AZ

**£450,000 Freehold**





An attractive, bay fronted, four-bedroom semi-detached house.

Situated at the head of a quiet cul-de-sac, the property is considered a fantastic opportunity for a growing family.

In brief the well-presented accommodation which is arranged over three floors comprises: entrance hall with under stairs storage cupboard, lounge, a further reception room, extended breakfast kitchen, utility and W.C to the ground floor, with three double bedrooms with en-suite to master and family bathroom to the first floor with a fourth double bedroom to the second floor.

The property is set back from the road with driveway and front garden with a private and enclosed, primarily lawned garden to the rear with patio area, garden shed, beds and borders, mature trees and fenced boundaries.

In order to be fully appreciated an internal viewing comes highly recommended.



### Entrance Hall

UPVC double glazed door and window to entrance hall with radiator, under stairs storage cupboard and doors to breakfast kitchen, lounge and dining room.

### Reception Room

12'4" x 10'11" (3.76m x 3.33m)

With fire place, radiator and UPVC double glazed bay window to the front.

### Lounge

15'7" x 11'4" (max) (4.75m x 3.47m (max))

An extended lounge with radiator and UPVC double glazed sliding patio doors to garden.

### Kitchen

12'7" x 12'5" reducing to 9'6" (3.85m x 3.79m reducing to 2.91m)

An extended kitchen with wall, base and drawer units, work surfacing and tiled splash back, one and half sink and drainer, five ring gas hob, electric oven, space for slimline dishwasher and fridge, further integrated fridge and freezer, tiled flooring, radiator, vaulted ceiling with Velux window and UPVC double doors and window to garden.

### Utility

6'11" x 6'0" (2.13m x 1.83m)

With work surfacing and plumbing for washing machine, space for tumble dryer, radiator, tiled flooring and UPVC double glazed door and window to the front.

### Downstairs WC

Low flush WC, pedestal wash hand basin, radiator and extractor fan.

### First Floor Landing

With doors to bedrooms and family bathroom with stairs leading to second floor.

### Bedroom One

11'1" x 10'11" (3.38 x 3.34)

Radiator, UPVC double glazed bay window to the front and door leading into the en-suite.

### En-Suite

7'8" x 5'0" (2.35m x 1.54m)

Shower cubicle, pedestal wash hand basin, low flush W.C, radiator and UPVC double glazed window the front.

### Bedroom Two

11'3" x 10'1" (3.43m x 3.09m)

Radiator and UPVC double glazed window to the rear.

### Bedroom Three

13'8" x 7'4" (4.17m x 2.25m)

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

### Bathroom

A four piece suite comprising low flush W.C, pedestal wash hand basin, panelled bath with tiled splash backs, shower cubicle in white, heated towel rail and two UPVC double glazed windows to the side.

### Bedroom Four

18'8" x 8'9" extending to 14'5" into the dormer wi (5.7m x 2.69m extending to 4.4m into the dormer win)

Electric storage heater and UPVC double glazed dormer window to the rear.

### Outside

The property is set back from the road with driveway and front garden with a private and enclosed, primarily lawned garden to the rear with patio area, garden shed, beds and borders, mature trees and fenced boundaries.

### 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: granted for completed work before ownership.

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.





Robert Ellis  
ESTATE AGENTS



TOTAL FLOOR AREA: 1381 sq ft (128.3 sq m) approx.  
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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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	69	
(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		
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