

Greenland Crescent,  
Chilwell, Nottingham  
NG9 5LB

**£300,000 Freehold**





A spacious three-bedroom, detached property with the benefit of no upward chain.

Situated on Greenland Crescent in Chilwell, you are ideally placed for access to a wide range of local amenities including shops, Attenborough Nature Reserve, schools, healthcare facilities, public houses, restaurants, Chilwell retail park and transport links.

This great property is considered an ideal purchase for a large variety of buyers including first time buyers, young professionals or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance hall, living room, with internal double doors through to the dining room and kitchen. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden with mature shrubs and driveway. The enclosed rear is then also primarily lawned with a paved seating area.

Having been a well loved family home for a number of years, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

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

### Living Room

14'7" x 11'5" (4.45m x 3.50m )

A carpeted reception room, with gas fire, radiator and UPVC double glazed windows to the front aspect.

### Dining Room

9'10" x 8'4" (3.02m x 2.56m )

A carpeted reception room, with radiator and aluminium double glazed sliding door to the rear garden.

### Kitchen

10'9" x 7'10" (3.30m x 2.41m )

A range of wall and base units with work surfacing over, tiled splashbacks, fitted sink with mixertap and drainer. Space and fitting a for freestanding appliances to include a gas cooker, fridge freezer, washing machine and dryer. Wall mounted boiler, access to the pantry cupboard, UPVC double glazed windows to the side and rear aspect and UPVC double glazed door to the side passage.

### First Floor Landing

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

### Bedroom One

13'1" x 9'5" (3.99m x 2.89m )

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

### Bedroom Two

10'11" x 9'10" (3.34m x 3.02m )

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

### Bedroom Three

7'4" x 6'8" (2.26m x 2.04m )

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

### Bathroom

Incorporating a three-piece suite comprising pedestal wash hand basin, electric power shower, aqua splash wall panelling, heated towel rail, fitted storage cupboard, and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property there is a lawned garden with matures shrubs and trees, with a driveway leading along the side of the house providing ample off-road parking with the garage beyond. Gated side access leads to the private and enclosed rear garden which is mainly laid to lawn and features patio area, well stocked borders with mature plants and shrubs, and fence 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: None

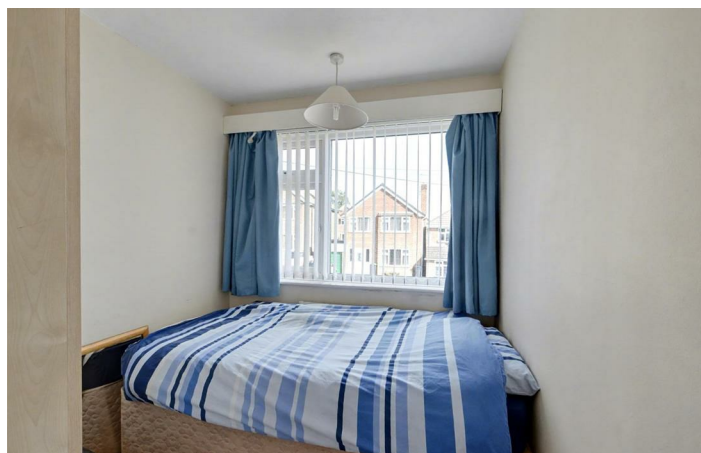
Accessibility/Adaptions: None

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.





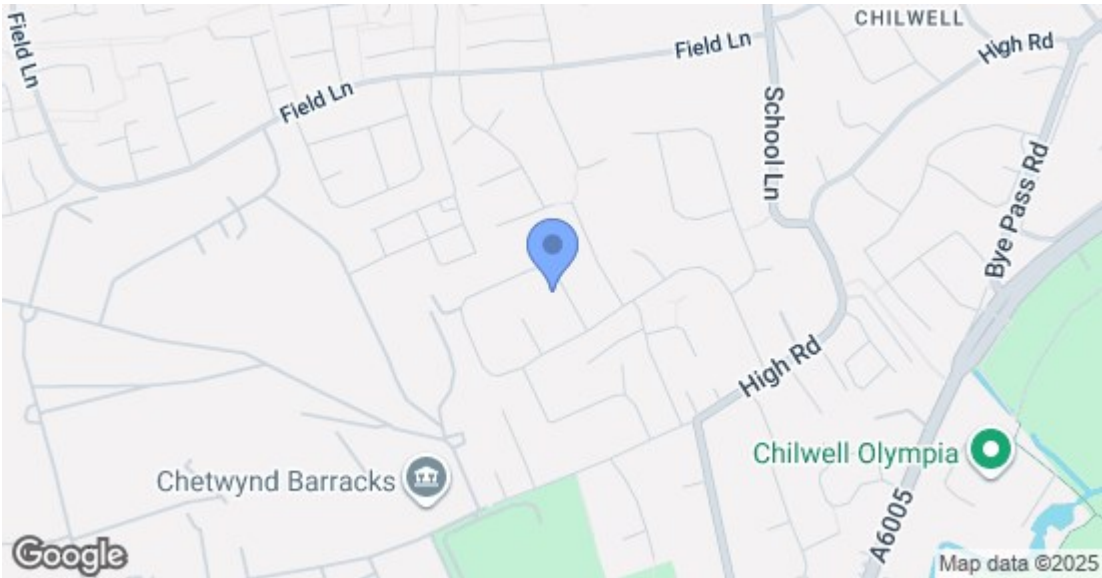
GROUND FLOOR

1ST FLOOR



56 GREENLAND CRESCENT, CHILWELL

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 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		
(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		
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