



Holkham Avenue,  
Chilwell, Nottingham  
NG9 5EQ

**£350,000 Freehold**

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Situated in Chilwell, this delightful semi-detached house on Holkham Avenue offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The large reception room provides ample space for relaxation and entertaining, allowing for a versatile living experience.

The well-appointed bathroom caters to the needs of the household, ensuring practicality without compromising on style. Additionally, the property boasts parking for multiple vehicles, a valuable feature in this sought-after location.

Chilwell is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it an attractive choice for families and professionals alike. This home presents a wonderful opportunity to enjoy a peaceful lifestyle while remaining well-connected to the vibrant city of Nottingham.

In summary, this semi-detached house on Holkham Avenue is a fantastic option for those looking to settle in a desirable area, offering generous living space and the convenience of off-street parking. Do not miss the chance to make this lovely property your new home.



## Entrance Porch

UPVC double glazed sliding door and further composite door with flanking window leading to the entrance hall.

## Entrance Hall.

With stairs to the first floor, radiator, useful cloak cupboard and door to the lounge.

## Lounge Diner

25'3" x 11'10" (7.7m x 3.63m )

A carpeted reception room with two radiators, gas fire with Adam style mantle, UPVC double glazed window to the front, UPVC double glazed sliding door to the rear, and a door to the kitchen.

## Kitchen

15'7" x 7'10" (4.76m x 2.41m )

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated double electric oven, integrated gas hob with extractor fan over, tiled flooring and splashbacks, plumbing for a washing machine, integrated fridge and freezer, UPVC double glazed window to the rear, radiator, useful pantry and composite door to the side.

## First Floor Landing

With a loft hatch, UPVC double glazed window to the rear, large storage cupboard and doors to the W.C, bathroom and four bedrooms.

## Bedroom One

14'1" x 12'3" (4.3m x 3.75m )

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

## Bedroom Two

11'5" x 10'11" (3.5m x 3.34m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

## Bedroom Three

12'2" x 7'7" (3.71m x 2.32m )

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

## Bedroom Four

8'4" x 6'11" (2.56m x 2.12m )

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



## Bathroom

Comprising a large walk-in shower, wash-hand basin inset to vanity unit, tiled flooring and walls, wall-mounted heated towel rail, UPVC double glazed window to the rear, extractor fan and a cupboard housing the Baxi combination boiler.

## Separate WC

Fitted with a WC, and UPVC double glazed window to the side.

## Garage

17'2" x 7'8" (5.25m x 2.34m )

With double garage doors to the front, power and lighting and pedestrian door and window to the rear.

## Outside

To the front of the property you will find a blocked paved driveway and gated side access leading to the generous private and enclosed rear garden which includes a block paved patio overlooking the lawn beyond, a range of stocked beds and borders 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

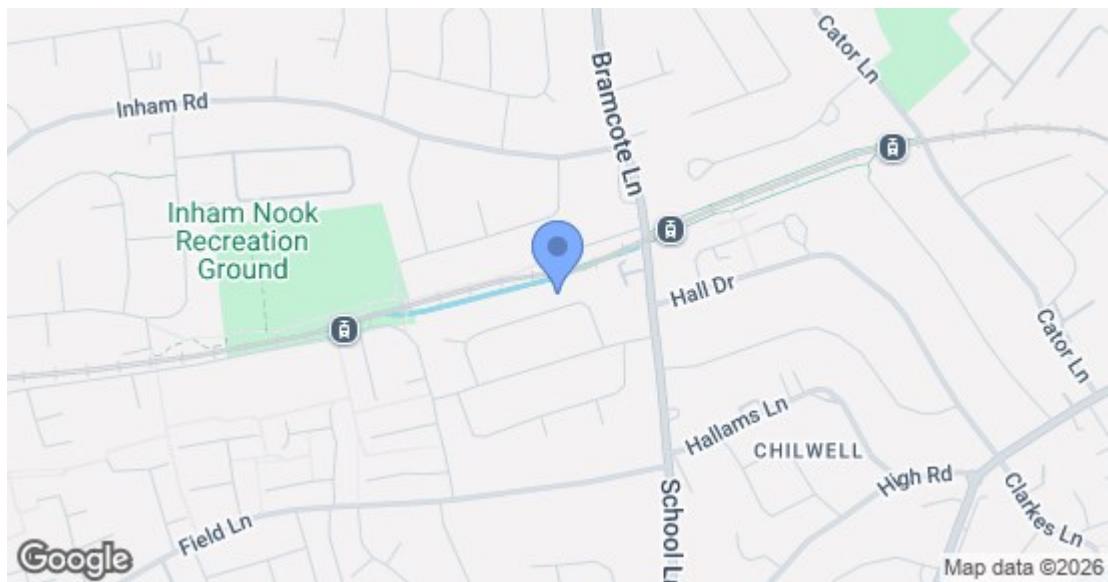
Does the property have spray foam in the loft?: No

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.





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