



Woodland Grove,
Chilwell, Nottingham
NG9 5BP

£500,000 Freehold



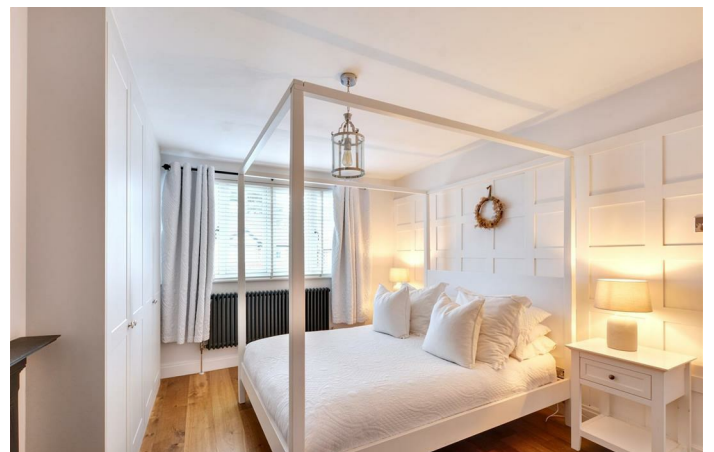
Behind the attractive and traditional façade is a significantly extended and and stylish five-bedroom semi-detached house.

Benefitting from a single storey extension to the rear, providing a large open plan kitchen diner and living space and an excellent loft conversion providing two additional bedrooms and a shower room, this deceptive property offers a contemporary and versatile living space that will appeal to a wide variety of potential purchasers but is considered ideal for the growing needs of a family.

In brief the immaculately interior comprises: entrance hall, sitting room, WC, large open plan kitchen diner and living space, rising to the first floor are two-double bedrooms, a further single bedroom and family bathroom, then rising to the second floor are two further good sized bedrooms and a shower room.

Outside the property occupies a good sized plot with a generous drive providing ample car standing with the garage beyond, and an established front garden, and to the rear the property has an enclosed primarily lawned garden with shrubs and patio.

Occupying a particularly sought-after cul-de-sac location the property is convenient for excellent transport links, shops, schools and a wide variety of other amenities.



A recessed porch with checker board style tiled flooring shelters the panelled front entrance door.

Entrance Hallway

Radiator, fitted meter cupboard, part panelled walls, stairs off to the first floor landing.

Downstairs WC

Fitted with a low level WC, part panelled walls, wall-mounted wash-hand basin, UPVC double glazed window and fitted cupboard.

Sitting Room

14'7" x 11'4" (4.45m x 3.46m)

UPVC double glazed bay window to the front, fitted cupboards, solid fuel burner mounted upon a slate style hearth and Adam-style mantle.

Open Plan Kitchen Diner and Living Space

18'5" x 17'1" increasing to 19'6" (5.62m x 5.22m increasing to 5.96m)

A modern kitchen fitted with wall, base and drawer units, work surfacing with tiled splashbacks, single sink and drainer unit with mixer tap, inset gas hob with extractor over, inset electric oven and grill, integrated dishwasher and washing machine, UPVC double glazed patio door, further UPVC door to the side, three radiators, a fitted cupboard, feature roof lantern and bi-fold doors leading to the rear garden.

First Floor Landing

With panelled walls, UPVC double glazed windows and stairs off to the second floor landing.

Bedroom One

14'4" x 11'6" (4.38m x 3.51m)

UPVC double glazed window, radiator, feature cast iron fire place, fitted wardrobes and feature panelled wall.

Bedroom Two

11'6" x 12'2" (3.52m x 3.71m)

UPVC double glazed window, fitted wardrobe and cupboard, radiator and panelled wall.

Bedroom Three

7'8" x 7'1" (2.35m x 2.17m)

UPVC double glazed window, radiator and panelled wall.

Bathroom

8'0" x 7'7" (2.46m x 2.33m)

With modern fittings in white comprising: WC, pedestal wash-hand basin, free-standing bath with shower handset, shower cubicle with Mira shower over, part tiled splashback, part panelled wall, two UPVC double glazed windows, extractor and radiator.

Second Floor Landing

With Velux window and doors leading into the shower room and two bedrooms.

Shower Room

7'3" x 6'1" (2.21m x 1.87m)

Fittings in white comprising: WC, wash-hand basin inset to vanity unit with tiled splashbacks, shower cubicle with overhead shower and further shower handset, part tiled walls, tiled flooring, UPVC double glazed window, extractor fan, radiator and fitted towel rail.

Bedroom Four

9'10".147'7" x 10'5" (3.45m x 3.20m)

UPVC double glazed window and radiator.

Bedroom Five

14'2" x 9'8" (4.34m x 2.97m)

Two Velux windows, radiator and eaves storage cupboard.

Outside

To the front, the property has a walled boundary with a shrub border and a drive providing ample car standing, which runs along side the property with the garage beyond. To the rear the property has a outside tap, power point, patio, primarily lawned garden with raised borders and established shrubs.

Garage

18'0" x 8'2" (5.51m x 2.49m)

Double timber doors to the front, pedestrian door and window to the side, light and power.

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: Obtained for work carried out.

Accessibility/Adaptions: None

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

Has the Property Flooded?: No



Robert Ellis
ESTATE AGENTS



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details 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.