



Greenland Crescent,  
Chilwell, Nottingham  
NG9 5LD

**£275,000 Freehold**



A good quality two/three bedroom 1960's built detached house on an elevated plot with far reaching views.

Offering a deceptive and versatile interior with the potential for a ground floor bedroom this excellent house with a well presented and maintained interior is likely to appeal to a variety of potential purchaser.

In brief the generous interior comprises: entrance hall, kitchen, conservatory, sitting room, bathroom, dining room/potential bedroom, rising to the first floor is a landing with useful storage cupboards and two double bedrooms.

Outside the property is situated on a large and private plot, mature and well manicured gardens to both front and rear, and a drive with a carport and garage beyond.

Occupying an established residential location, convenient for a wide range of local amenities, such as shops, schools and excellent transport links, this great property is well worthy if viewing.



### Entrance Hall

A UPVC sealed unit double glazed front entrance door leads to hallway with radiator, stairs to first floor landing, and useful understairs cupboard.

### Breakfast Kitchen

15'1" x 11'1" (4.62m x 3.40m)

With a range of modern fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, inset five burner gas hob with air filter above, inset electric double oven and grill, plumbing for a washing machine and dishwasher, UPVC double glazed window and door to the conservatory and a useful walk in pantry cupboard with wooden window, shelving and wall-mounted Worcester boiler.

### Conservatory

11'0" x 6'10" (3.36m x 2.09m)

UPVC double glazed windows, patio doors leading to the rear garden and a radiator.

### Sitting Room

16'10" x 10'11" (5.15m x 3.35m)

UPVC double glazed window to the front, radiator, and a feature fuel effect gas fire with tiled hearth and surround and Adam style mantle.

### Dining Room/Bedroom Three

10'2" x 9'5" (3.11m x 2.88m)

UPVC double glazed window and radiator.

### Shower Room

With a modern suite in white comprising of WC, wash hand basin inset to vanity unit, double shower cubicle with Mira shower over, fully tiled walls, wall-mounted heated towel rail and UPVC double glazed window.

### First Floor Landing

With a large storage cupboard and two further cupboards with fitted hanging rails and a further fitted linen cupboard.

### Bedroom 1

11'0" x 10'9" (3.36m x 3.32m)

UPVC sealed unit double glazed window, radiator and useful eave storage cupboard.

### Bedroom 2

10'11" x 9'6" (3.33m x 2.91m)

UPVC double glazed window, radiator and useful eaves storage cupboard.

### Outside

To the front the property has a primarily garden with stocked borders and a drive which runs along side the property, car port and detached garage beyond. Gated access leads to the enclosed and private garden which benefits from a sunny aspect.

The rear garden comprises patio areas, various well stocked beds and borders with mature shrubs and trees, outside tap, decking, a green house and shed.

### Garage

18'8" x 8'3" (5.70m x 2.53m)

With double timber doors to the front, further pedestrian door to side, windows to the side and rear, light and power.

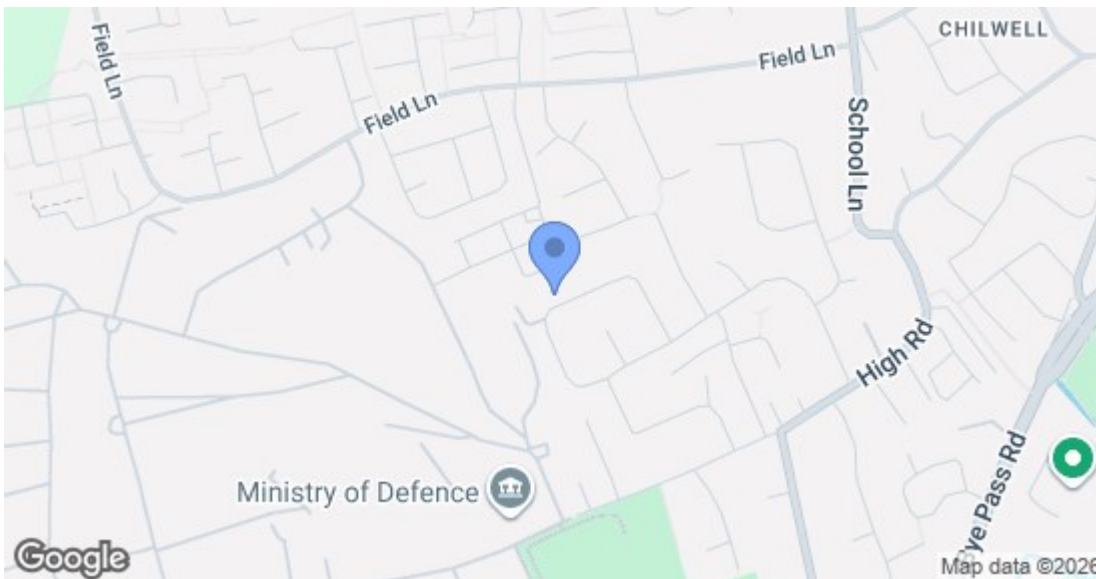


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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and specifications shown here are based on the drawings and are not intended to be a contract. Made with Metapix 2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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