

Penrhyn Crescent,  
Chilwell, Nottingham  
NG9 5NZ

**£310,000 Freehold**





A spacious three-bedroom, link-detached property in a popular residential location.

Situated on a quiet road in Chilwell, you are well placed for an array of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This bright and airy property would be considered an ideal opportunity for a large variety of buyers including growing families, young professionals or anyone looking to relocate to Chilwell.

In brief the internal accommodation comprises: entrance porch with secondary door through to the hallway, open plan lounge diner, kitchen, utility room and downstairs WC. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden with driveway. The rear is then primarily lawned with a hot tub.

With the benefit of gas central heating and UPVC double glazing this property is well worthy of an early internal viewing.





### Entrance Porch

UPVC double glazed door through to the porch.

### Entrance Hall

Secondary UPVC double glazed door through to the entrance hall with laminate flooring, radiator and access to fitted storage cupboard.

### Lounge Diner

24'11" x 11'7" (7.61m x 3.54m )

A carpeted reception room with three radiators, UPVC double glazed window to the front aspect and French doors to the rear garden.

### Kitchen

13'2" x 7'3" (4.03m x 2.227m )

A range of wall and base units with work surfacing over, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven, inset electric hob above and extractor fan over. Space and fittings for freestanding appliances to include fridge freezer and dishwasher, useful pantry cupboard, laminate flooring, UPVC double glazed window to the rear aspect and door leading into the utility room.

### Utility Room

8'10" x 8'6" (2.70m x 2.61m )

Space and fittings for freestanding appliances to include fridge, freezer and washing machine. UPVC double glazed door to the rear garden.

### Downstairs WC

Fitted with a low flush WC and pedestal wash hand basin.

### First Floor Landing

UPVC double glazed window to the side aspect and doors leading into the bedrooms and bathroom.

### Bedroom One

12'2" x 10'1" (3.71m x 3.09m )

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

### Bedroom Two

12'2" x 10'8" (3.72m x 3.26m )

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

### Bedroom Three

8'2" x 8'0" (2.50m x 2.46m )

A carpeted room, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains power shower above, heated towel rail, plastic splashback, UPVC double glazed window to the side aspect and fitted storage cupboard housing the boiler.

### Outside

To the front of the property is a lawned garden with driveway providing ample off street parking leading to the integral garage. The enclosed rear is then also primarily lawned with a paved seating area, hot tub that will be staying with the property 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

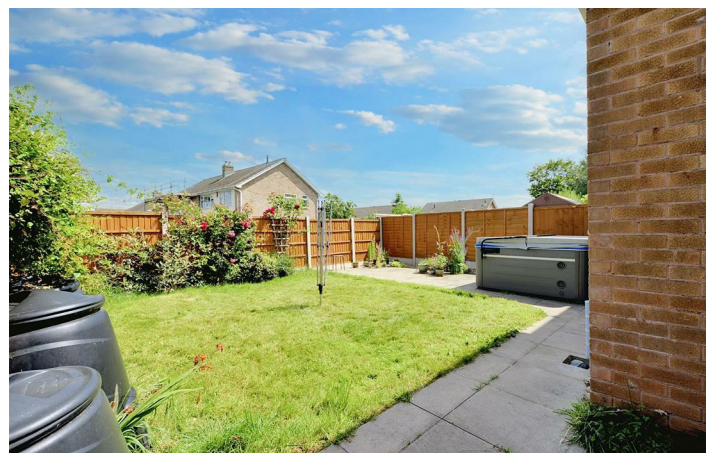
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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