



**36 Woodland Grove, Chilwell, Nottingham, NG9 5BP**  
Guide Price £300,000-£320,000 Freehold



## Woodland Grove, Chilwell

3 Bedrooms, 1 Bathroom

**Guide Price £300,000-£320,000**

- Extended, Three Bedroom Semi-Detached Property
- Sought After Cul-De-Sac
- Generously Sized Garden
- Ample Off Road Parking, Carport & Garage
- No Onward Chain
- Superb Potential

GUIDE PRICE £300,000-£320,000. Situated on this sought after cul-de-sac, this extended, three bedroom semi-detached property offers fantastic potential throughout. Positioned on a generously sized plot the accommodation briefly comprises of an entrance hall, through lounge/diner, dining kitchen, three bedrooms and a shower room with separate w.c. Externally, the property offers an enclosed rear garden, ample off road parking, carport, detached garage and workshop. Being sold with no onward chain, early viewing is strongly recommended.



**HALLWAY** Accessed via an external door with wood flooring, wall mounted radiator, ceiling light and stairs rising to the first floor.

**RECEPTION ROOM 13' 3" x 11' 1" (4.04m x 3.38m)**  
With a uPVC double glazed window to the front elevation, wood flooring, wall mounted radiator, ceiling light and open plan to the second reception room.

**RECEPTION ROOM 12' 5" x 11' 1" (3.78m x 3.38m)**  
With a fitted carpet, uPVC double glazed bay window to the rear elevation, gas fire and surround and ceiling light.

**KITCHEN 17' 8" x 9' 11" (5.38m x 3.02m)** With a range of fitted high and low level units with a squared edge worktop over incorporating a stainless steel sink and drainer, cooker point, uPVC double glazed windows to the side and rear elevations and external door to the rear garden, vinyl floor covering, wall mounted radiator, under stairs storage cupboard and two ceiling lights.

**LANDING** With a uPVC double glazed window to the side elevation, loft hatch and ceiling light.

**MASTER BEDROOM 13' 5" x 11' 1" (4.09m x 3.38m)**  
With a uPVC double glazed bay window to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

**BEDROOM TWO 12' 5" x 11' 1" (3.78m x 3.38m)** With a uPVC double glazed window to the rear elevation, fitted carpet, wall mounted radiator, fitted wardrobes and ceiling light.

**BEDROOM THREE** With a uPVC double glazed window to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

**SHOWER ROOM** Comprising of a walk in shower enclosure with electric shower, pedestal wash hand basin, airing cupboard, vinyl floor covering, wall tiling, opaque window to the rear, wall mounted radiator and

ceiling light. Separate WC with low flush w.c. and opaque window to the side.

**EXTERNAL** The property offers a good sized enclosed rear garden which is mainly laid to lawn with a range of mature shrubs and trees. To the front the garden is mainly laid to lawn with mature shrubs and plants and provides off road parking by way of a driveway leading through to a carport and detached garage with a further workshop area.



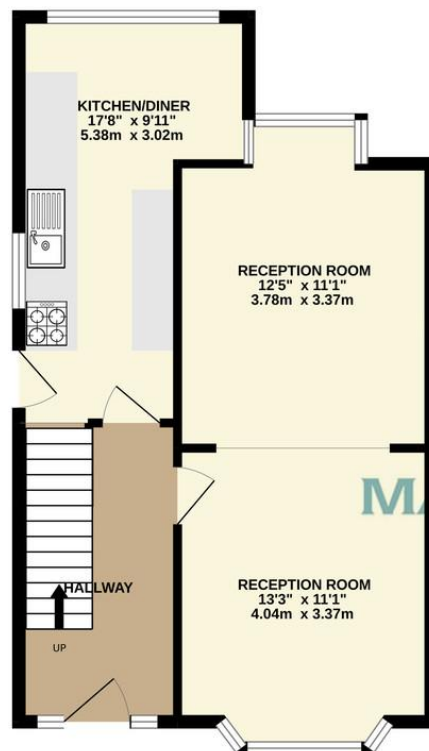




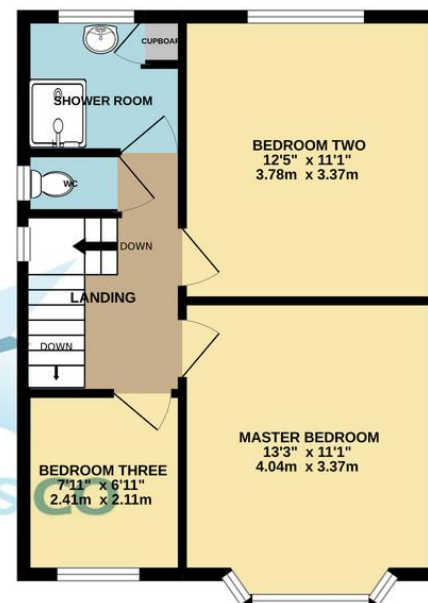




GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 sq.m.) approx.

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 mis-statement. 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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