



**Greenland Crescent
Chilwell, Nottingham NG9 5LD**

An extended and versatile well presented three bedroom detached house.

Offers In The Region Of £350,000 Freehold



An extended and versatile well presented three bedroom detached house.

Benefiting from an open plan kitchen/diner to the rear with a garden room with a feature roof lantern off, this deceptively spacious home would suit a range of potential purchasers but is considered ideal for a family looking for larger accommodation.

In brief, the bright and appealing interior comprises: Spacious entrance hallway, sitting room, open plan kitchen/diner and sun room to the ground floor. Rising to the first floor are two double bedrooms, a further single bedroom and a family bathroom.

Outside the property has a driveway to the front with a detached garage beyond, a low maintenance paved front garden and an enclosed primarily lawned rear garden with stocked beds and borders.

Situated in a sought after and established residential location, with far reaching views of its surrounding and being well placed for a range of local amenities, this great property is well worthy of viewing.



Entrance Porch

A composite double glazed entrance door leads to porch with tiled flooring.

Entrance Hallway

A second UPVC double glazed door with flanking windows leads to hallway with radiator, useful under stairs cupboard and stairs off to first floor landing.

Sitting Room

15'0" x 11'5" (4.59 x 3.48)

With UPVC double glazed window, radiator and a solid fuel burner mounted upon a stone style hearth with inset timber mantle.

Kitchen/Diner

18'2" decreasing to 9'2" x 13'4" decreasing to 7'1" (5.56 decreasing to 2.80 x 4.08 decreasing to 2.43)

With a good range of fitted wall and base units, worksurfaces with tiled splashbacks, breakfast bar, single sink and drainer with mixer tap, plumbing for a washing machine and dishwasher, further appliance space, cooker point with extractor over, tiled flooring, two UPVC double glazed windows, door to the porch and double glazed patio door to the garden.

Porch

With tiled flooring, UPVC double glazed window and door to the exterior.

Sun Room

9'2" x 7'10" (2.8 x 2.40)

With tiled flooring, UPVC double glazed window, patio door leading to the rear garden and a feature roof lantern with remote controlled blinds.

First Floor Landing

With UPVC double glazed window, loft hatch with retractable ladder to the boarded loft space with light and two Velux windows.

Bedroom One

12'2" x 11'5" (3.73 x 3.49)

With UPVC double glazed window and radiator.

Bedroom Two

10'11" x 9'11" (3.34 x 3.04)

With UPVC double glazed window and radiator.

Bedroom Three

7'10" x 6'6" (2.41 x 1.99)

With UPVC double glazed window and radiator.

Bathroom

Incorporating a three piece suite comprising WC, wash hand basin inset to vanity unit, 'P' shaped bath with shower off the taps, part tiled walls, wall mounted heated towel rail, UPVC double glazed window and extractor fan.

Outside

To the front the property has a driveway providing car standing with double timber gates leading to further hardstanding and a detached garage. The front garden is paved and landscaped with a gravelled area. To the rear, the property has an enclosed primarily lawned garden with an outside tap, mature stocked beds and borders and a greenhouse.

Garage

15'10" x 8'0" (4.85 x 2.45)

With double metal doors to the front, power, windows to the side and a further attached shed to the rear.



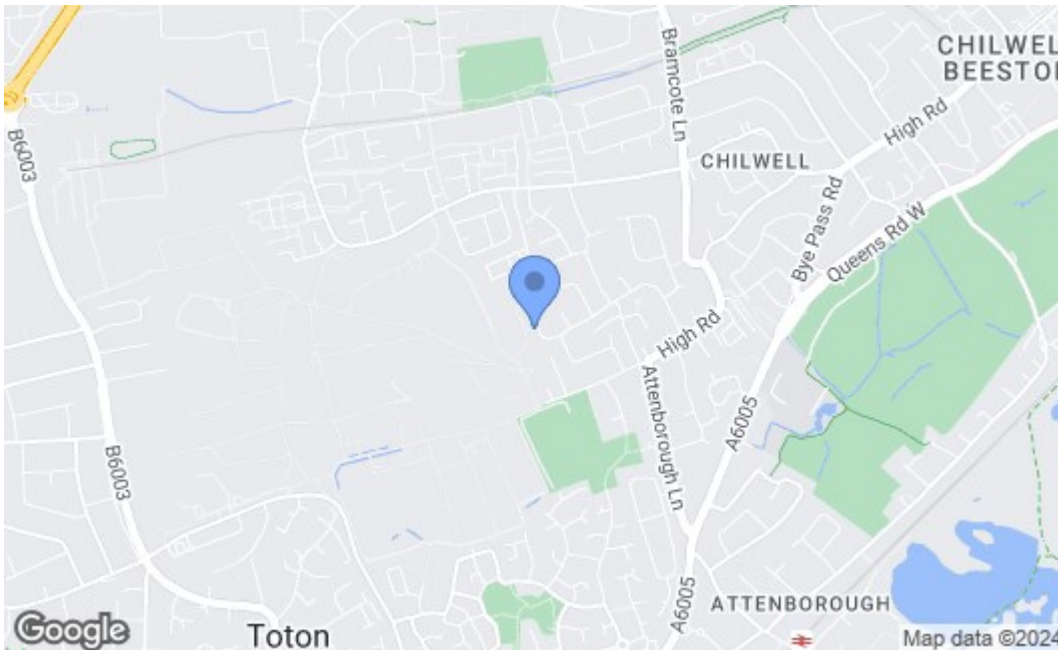


GROUND FLOOR

FIRST FLOOR



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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		
	61	85

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) 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

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