



Kingrove Avenue,
Chilwell, Nottingham
NG9 4DQ

£525,000 Freehold



An extended and well presented four bedroom detached property.

Situated in the sought-after and central location in Beeston, this fantastic property, well placed for easy access of a range of local amenities including, shops, schools, excellent transport links and healthcare facilities, is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the contemporary internal accommodation comprises; entrance hall, sitting room, living room, open plan kitchen diner and utility/downstairs WC to the ground floor with four bedrooms, one with an ensuite and bathroom to the first floor.

Outside to the front of the property there is a low maintenance garden with shrubs, flower beds and footpath to entrance door and at the rear of the property is well maintained private and enclosed garden.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout this wonderful property is well worthy of a early internal viewing in order to be fully appreciated.



Entrance Hall

Composite entrance door, stairs leading to first floor, laminate flooring , under stair storage and radiator.

Living Room

13'11" x 10'4" (4.26m x 3.15m)

UPVC double glazed bay window to the front, laminate flooring, feature electric fireplace, and radiator.

Sitting Room

14'8" x 11'3" (4.48m x 3.44m)

UPVC double glazed window to the front, laminate flooring and radiator.

Kitchen Diner

28'10" x 14'5" (reducing to 8'3" (8.79m x 4.41m (reducing to 2.54m)

Fitted with a range of wall, base and drawer units, work surfaces, stainless steel sink and drainer unit with mixer tap. gas cooker point, integrated dishwasher, further useful appliance space, complementary tiling to walls, laminate flooring, spot lights to ceiling, radiator, UPVC double glazed door and window to the rear and a further door leading into the downstairs WC/utility room.

Downstairs WC/ Utility Room

7'3" x 4'11" (2.23m x 1.51m)

Fitted wall and base units, space and plumbing for washing machine and tumble dryer, wall mounted combination boiler, low level WC, wall mounted wash hand basin with tiled splashback, laminate flooring, spot lights to ceiling, radiator and obscure UPVC double glazed window to the rear.

First Floor Landing

Stairs rising from the ground floor and doors leading into the bathroom and four bedrooms.

Bedroom One

15'8" x 11'4" (4.80m x 3.46m)

UPVC double glazed window to the front, carpet flooring, radiator and door leading into the en-suite.

En-suite

Fitted with a four piece suite comprising; stand alone bath,

fully tiled corner shower cubicle with electric shower over, wash hand basin inset to vanity unit, low level WC, spot lights to ceiling, radiator and obscure UPVC double glazed window to the rear.

Bedroom Two

14'1" x 9'11" (4.30m x 3.03m)

UPVC double glazed bay window to the front, carpet flooring and radiator.

Bedroom Three

12'5" x 10'1" (3.80m x 3.09m)

UPVC double glazed window to the rear, laminate flooring and radiator.

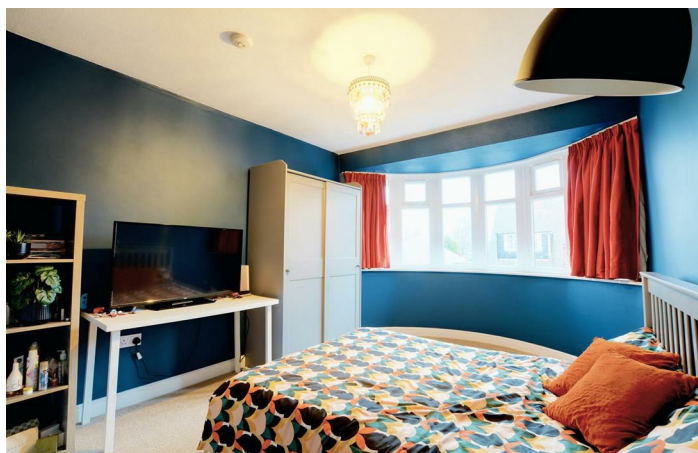
Bedroom Four

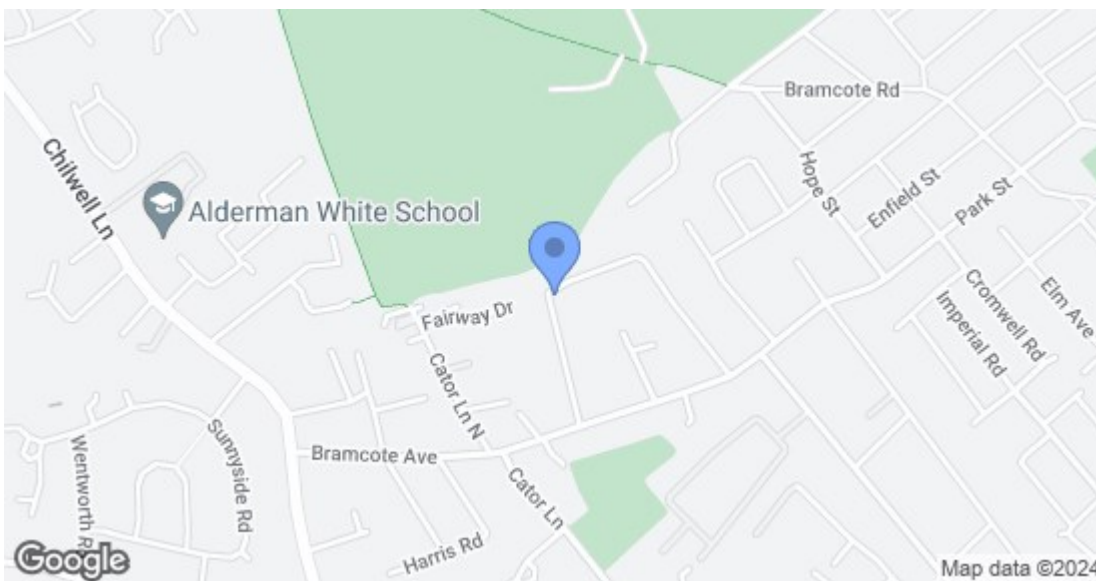
7'11" x 5'6" (2.43m x 1.68m)

UPVC double glazed window to the front, carpet flooring, loft hatch and radiator.

Bathroom

Fitted with a three piece suite comprising; panelled bath with shower, pedestal wash hand basin with tiled splash back, low level WC, radiator and obscure UPVC double glazed window to the rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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.