



Gwenbrook Avenue,  
Chilwell, Nottingham  
NG9 4BA

**£675,000 Freehold**



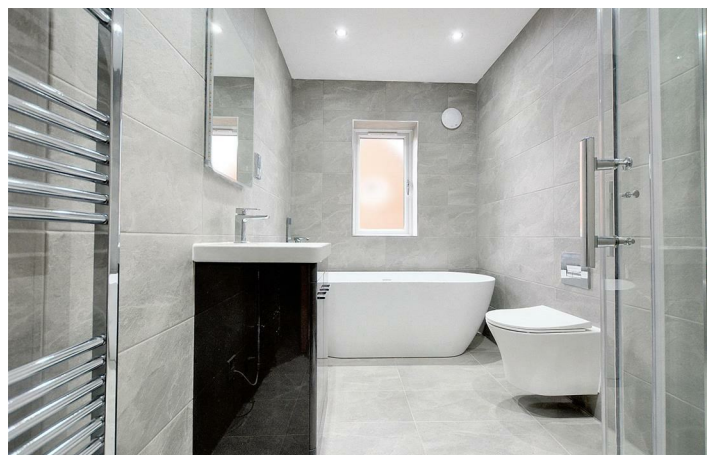
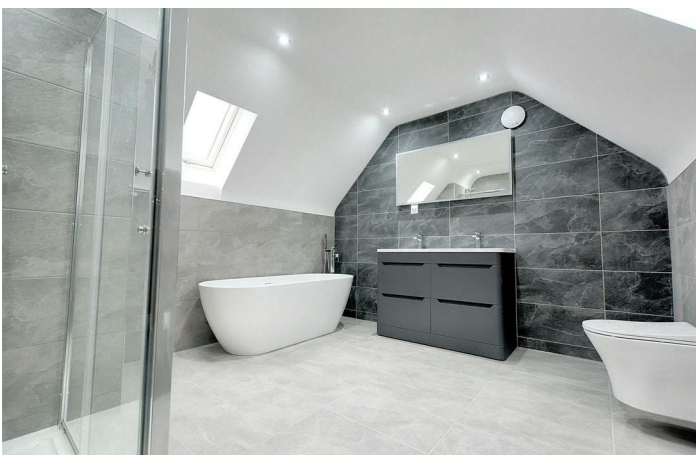
A spacious and contemporary four double bedroom detached house with a double garage.

Situated in this sought-after and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links, The University of Nottingham and Queens Medical Centre, this fantastic property is considered an ideal opportunity for variety of potential purchasers including growing families.

In brief in the internal accommodation which is arranged over three floors comprises; entrance hall, lounge, open plan kitchen diner, utility room, study and guest cloakroom to the ground floor with the three double bedrooms, one with en-suite and family bathroom to the first floor and then the main bedroom suite on the second floor.

To the front of the property you will find a blocked paved driveway, a small lawned garden and gated side access leading to the private and enclosed rear garden which includes a patio, lawn and fence boundaries.

Constructed in 2024, this brand new property is offered to the market with a high standard of fixtures and fitting throughout including underfloor heating and a early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

A composite entrance door with flanking windows, tiled flooring, stairs to the first floor and doors to the guest cloakroom, study and kitchen diner.

### Kitchen Diner

24'10" x 13'1" (7.59m x 4.00m)

With tiled flooring, a range of modern wall, base and drawer units, granite work surfaces, Belfast sink with mixer tap, integrated double electric oven, integrated induction hob with extractor fan over, integrated microwave, coffee machine and wine fridge, integrated dishwasher, freestanding fridge freezer, a kitchen island with breakfast bar, spotlights to ceiling, two Velux windows, four UPVC double glazed windows, underfloor heating, aluminium double glazed bi-fold doors to the rear and a door to the utility room.

### Utility

8'9" x 6'4" (2.67m x 1.95m)

With a range of wall and base units, granite work surfaces, sink and drainer unit with mixer tap, washing machine, tumble dryer, tiled flooring, UPVC double glazed window to the rear and spot lights to ceiling.

### Study

10'9" x 6'11" (3.29m x 2.13m)

A carpeted reception with underfloor heating, UPVC double glazed bay window to the front and spotlights to ceiling.

### Lounge

19'10" x 11'3" (6.05m x 3.44m)

A carpeted reception room with underfloor heating, aluminium double glazed bi-fold doors to the rear and spotlights to ceiling.

### Guest Cloakroom

Fitted with a low level WC, wash hand basin inset to vanity unit, tiling to floor and walls and extractor fan.

### First Floor Landing

UPVC double glazed window to the rear, stairs leading to the second floor, spotlights to ceiling, radiator, airing cupboard housing the hot water cylinder and doors to the bathroom and three bedrooms.

### Bedroom Two

14'8" x 11'11" (4.49m x 3.64m)

A carpeted double bedroom with UPVC double glazed window to the front, wall lights, radiator, spot lights to ceiling and door to the ensuite.

### En-suite

Incorporating a three piece suite comprising; shower, wash hand basin inset to vanity unit, low level WC, tiling to floors and walls, wall mounted heated towel rail, extractor fan, spotlights to ceiling and UPVC double glazed window to the rear.

### Bedroom Three

12'2" x 11'8" (3.71m x 3.56m)

A carpeted double bedroom with UPVC double bay window to the front, spotlights to ceiling, radiator and wall lights.

### Bedroom Four

13'1" x 10'3" (4.01m x 3.13m)

A carpeted double bedroom with radiator, spotlights to ceiling, wall lights and UPVC double glazed window to the rear.

### Bathroom

Incorporating a four piece suite comprising; bath, shower, wash hand basin inset to vanity unit, electric shaver point, low level WC, tiling to floor and walls, wall mounted heated towel rail, spotlights to ceiling, extractor fan and UPVC double glazed window to the side.

Stairs leading to the second floor with main bedroom suite.

### Main Bedroom Suite

20'4" x 11'10" (6.21m x 3.62m)

A carpeted double bedroom with three Velux windows, spotlights to ceiling, radiator and door leading to the en-suite.

### Outside

To the front of the property you will find a blocked paved driveway, a small lawned garden and gated side access leading to the private and enclosed rear garden which includes a patio, lawn and fence boundaries.

### En-suite

Incorporating a five piece suite comprising; bath, shower, double wash hand basins inset to vanity unit, low level WC, tiling to walls and floor, wall mounted heated towel rail. two Velux windows, spotlights to ceiling and extractor fan.

### Garage

19'4" x 18'8" (5.91m x 5.69m)

Double garage with electric roll up door, power points and UPVC double glazed pedestrian door to the side.



**Robert Ellis**  
ESTATE AGENTS



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			
<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	

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.