



Central Avenue,  
Chilwell, Nottingham  
NG9 4DU

**£515,000 Freehold**



An extended and beautifully presented four bedroom 1930's detached house.

This generous and versatile home, with an impressive open plan kitchen diner and living area to the rear with feature patio doors and roof lights, having been well maintained and upgraded by the current vendors, this fabulous property will doubtless be of appeal to a variety of potential purchasers.

In brief the internal accommodation comprises; entrance hall, guest cloakroom, sitting room, lounge, open plan kitchen diner and living space and utility to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom and family bathroom and to the second floor is a further double bedroom.

Outside to the front of the property there is a driveway with the garage beyond and well maintained front gardens, and to the rear there is an enclosed landscaped garden with composite decking, patio area, lawn, mature and well manicured borders and a useful workshop/garden pod.

Tucked away in a small and sought-after cul-de-sac within north-west Beeston, the property is conveniently situated for easy access to Beeston Town Centre and Chilwell high road, well placed for an excellent range of transport links, including NET tram and a wide range of useful facilities.



### Entrance Hall

A composite double glazed entrance door with feature oval flanking window, radiator and stairs leading to the first floor landing.

### Guest Cloakroom

Fitted with a low level WC, wash hand basin inset to vanity unit and UPVC double glazed window.

### Sitting Room

14'9" x 13'5" (4.50m x 4.10m )

UPVC double glazed bay window, radiator, wood flooring, further UPVC double glazed window to the side and a solid fuel burner mounted on a granite hearth.

### Lounge

12'5" x 12'4" (3.80m x 3.77m )

UPVC double glazed window, radiator and fuel effect gas fire with granite style hearth and surround and Adams-style mantle.

### Open Plan Kitchen Diner and Living Area

20'10" x decreasing to 7'10" x 19'6" (6.36m x decreasing to 2.39m x 5.95m )

With an extensive range of fitted wall and base units, work surfacing with splashback, breakfast bar, gas hob, one and half bowl sink and drainer unit with mixer tap, inset electric double oven and grill, integrated microwave, integrated fridge freezer and dishwasher, 'Ideal' exclusive pro boiler, underfloor heating, ceramic tile flooring feature roof lantern, radiator, inset ceiling spotlights, double glazed patio doors leading to the rear garden.

### Utility

11'10" x 4'6" (3.62m x 1.38m )

Fitted units, work surfacing, single sink and drainer unit with mixer tap and splashback, plumbing for washing machine, space for a dryer, two Velux windows, UPVC double glazed doors to both front and rear, tiled flooring and inset ceiling spot lights.

### First Floor Landing

UPVC double glazed window, stairs leading to the second floor and useful storage cupboard.

### Bedroom One

14'8" x 11'1" (4.49m x 3.39m )

UPVC double glazed bay window, radiator, fitted wardrobes and inset ceiling spotlights.

### Bedroom Two

11'9" x 7'11" (3.59m x 2.43m )

UPVC double glazed window, radiator and recessed wardrobe.

### Bedroom Three

9'1" x 7'0" (2.78m x 2.15m )

UPVC double glazed window and radiator.

### Bathroom

9'2" x 7'11" (2.80m x 2.42m )

Free standing bath, pedestal wash hand basin, raised shower cubicle with mains overhead shower and further shower handset, inset ceiling spotlights, wall mounted heated towel rail , tiled flooring with underfloor heating.

Stairs off to second floor.

### Bedroom Four

15'6" x 11'4" (4.73m x 3.46m )

Three Velux windows, radiator, fitted cupboard and eaves storage cupboard.

### Outside

To the front, the property has drive providing car standing with the garage beyond, a gravelled area with established and a holly tree. To the rear the property has an enclosed and well manicured, mature landscaped garden with composite decking, patio area with lighting, outside power point and tap, lawn with various well stocked beds and borders, mature shrubs and trees and a excellent workshop/garden pod.

### Workshop/Garden Pod

13'6" x 6'11" (4.13m x 2.11m )

With lights and power, UPVC double glazed patio door and inset ceiling spot lights.

### Garage

20'1" x 9'6" (6.14m x 2.91m )

Electric up and over door to the front, double glazed pedestrian door and window to the rear, light and power.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas Fired Central Heating

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Yes, obtained.

Has the Property Flooded?: No

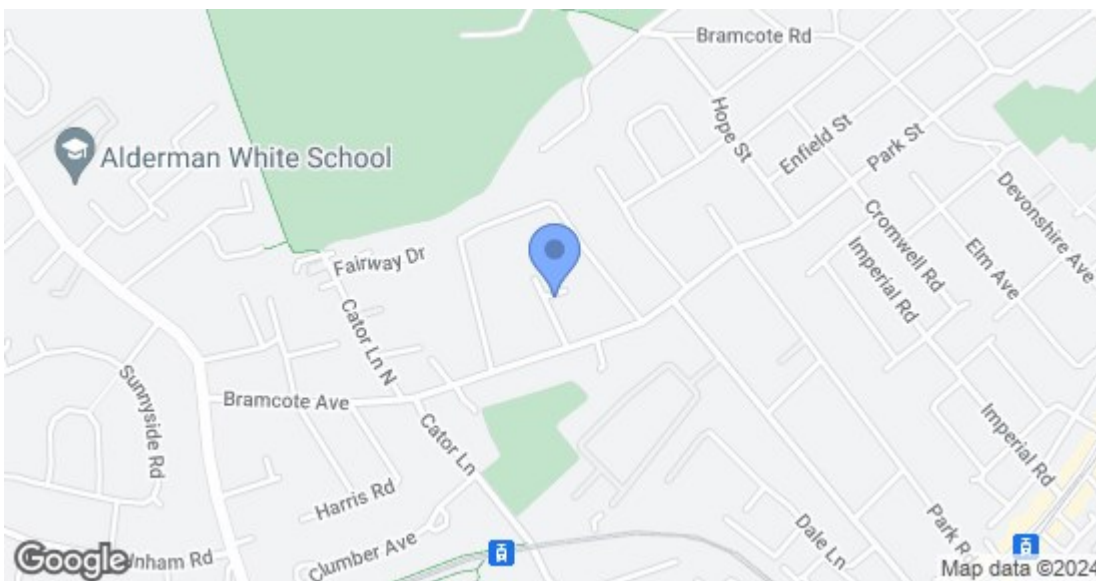
### Disclaimer

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			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.