



Chatsworth Avenue  
Selston Nottingham



# Chatsworth Avenue Selston Nottingham NG16 6QT

for sale offers over  
**£240,000**



## Property Description

A beautifully presented four bedroom semi-detached family home situated in the popular location of Selston. Chatsworth Avenue is located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief, the accommodation comprises of an inviting entrance hallway, generous lounge with French doors to the rear elevation and kitchen overlooking the rear garden. To the first floor are four well-proportioned bedrooms, family bathroom. Outside the property is a secure rear garden with a patio area and a driveway to the front of the property with access to the integral garage. The property is both gas centrally heated and had newly fitted double glazed windows throughout. Viewings are absolutely essential to appreciate the accommodation on offer.

## Entrance Hall

The property is accessed via a front entrance door into the hallway with doors off to:-

## Lounge

The lounge is situated on the right hand elevation with electric fire place, front elevation UPVC double glazed window, laminate flooring and space to the rear elevation for a dining table, a window hatch to the kitchen and UPVC door to allow access to the rear.

## Kitchen

18' 1" x 7' 6" (5.51m x 2.29m)

Fitted with wall and base units with work surfaces over, inset sink, oven and hob, internal door access to the integral garage, side door to the rear elevation, UPVC double glazed window to the rear elevation and laminate flooring.



## First Floor Landing

Having doors off to the bedrooms and bathroom.

## Bedroom One

11' 1" x 10' 2" ( 3.38m x 3.10m )

Having carpet flooring, a radiator, UPVC double glazed window and fitted wardrobes and access to the ensuite.

## En-Suite

The three piece ensuite comprises of a low level w/c , wash hand basin with taps over and a shower cubicle.

## Bedroom Two

10' 2" x 9' 7" ( 3.10m x 2.92m )

Having carpet flooring and UPVC double glazed window.

## Bedroom Three

10' 7" x 7' ( 3.23m x 2.13m )

Having carpet flooring, a radiator and UPVC double glazed window.

## Bedroom Four

7' x 6' 9" ( 2.13m x 2.06m )

Situated to the front elevation with laminate flooring, UPVC double glazed windows.

## Bathroom

The fitted four piece family suite comprises of a panelled bath, low level w/c , pedestal wash hand basin and a walk in double shower cubicle, tiled floors and partly tiled walls.

## Front

To the front the property sits behind the drive way and some mature shrubs and allows access to

## Rear

To the rear the garden is mainly turfed lawn with a patio area, shed, flowerbeds, raised pond and fenced boundaries.

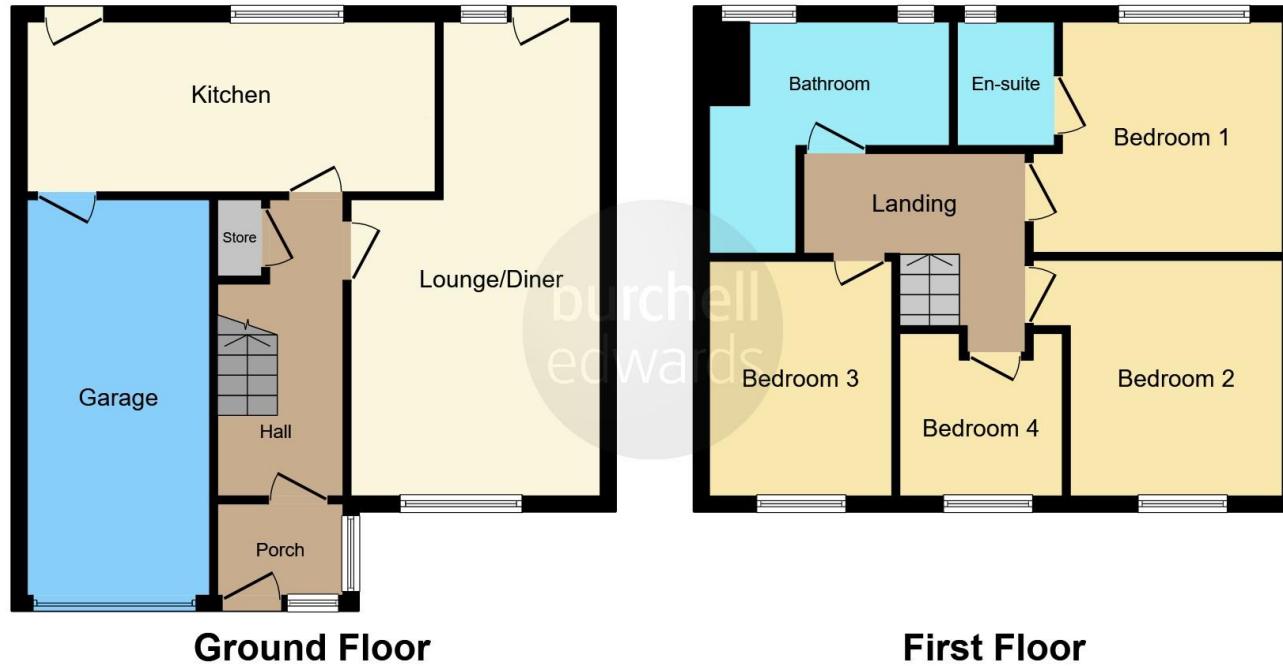
## Garage

The integral garage comprises of an up and over front door with power lighting and a door allowing access into the kitchen.









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Tenure: Freehold

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