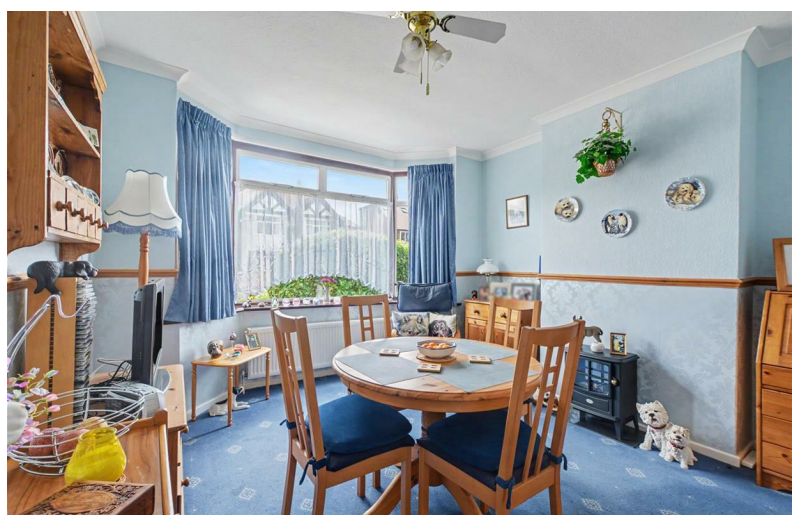
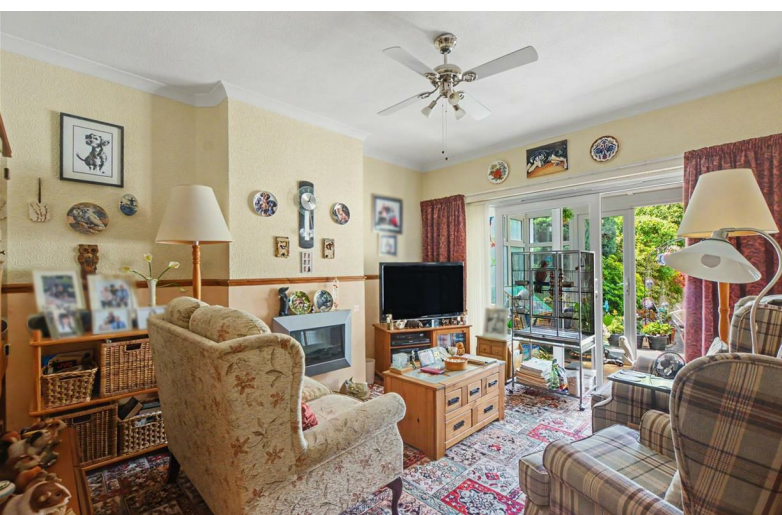


Robert Ellis

look no further...



Woodland Grove,
Chilwell, Nottingham
NG9 5BQ

£375,000 Freehold

0115 922 0888



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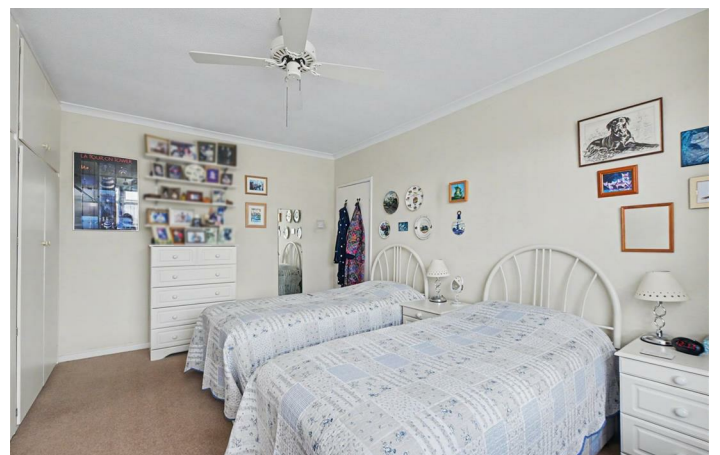


Located in the charming area of Woodland Grove, Beeston, Nottingham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The three inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property benefits from parking for one vehicle, a valuable asset in this desirable location.

Woodland Grove is known for its friendly community atmosphere and proximity to local amenities, including shops, schools, and parks. This makes it an excellent choice for those looking to enjoy a balanced lifestyle in a vibrant neighbourhood.

In summary, this semi-detached house in Woodland Grove presents a wonderful opportunity for anyone seeking a comfortable home in Beeston. With its spacious living areas and convenient location, it is sure to appeal to a wide range of buyers or renters. Do not miss the chance to make this lovely property your own.



Entrance Porch

UPVC double glazed entrance door with flanking windows and further door to the entrance hall.

Entrance Hall

With a built-in cloaks cupboard, stairs to the first floor, UPVC double glazed window to the side, radiator and doors to the kitchen, lounge and dining room.

Dining Room

11'11" x 11'4" (3.65m x 3.47m)

A carpeted reception room with UPVC double glazed bay window to the front and radiator.

Lounge

13'6" x 10'11" (4.12m x 3.34m)

A carpeted reception room with electric fire, radiator and UPVC double glazed sliding doors to the conservatory.

Conservatory

9'8" x 6'1" (2.95m x 1.87m)

Tiled flooring, radiator, UPVC double glazed French doors with flanking windows to the rear and UPVC double glazed windows to the both sides.

Kitchen

8'6" x 7'10" (2.6m x 2.41m)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and mixer tap, integrated double electric oven, integrated gas hob with air filter over, tiled splashbacks, plumbing for a washing machine, UPVC double glazed window to the rear, heated towel rail, UPVC double glazed door to the side and a pantry housing the fridge freezer and tumble dryer.

Landing

With UPVC double glazed window to the side, loft hatch, radiator and doors to the WC, bathroom and three bedrooms.

Bedroom One

13'4" x 11'11" (4.08m x 3.64m)

A carpeted double bedroom with built-in wardrobes, UPVC double glazed bay window to the front and radiator.

Bedroom Two

11'5" x 10'11" (3.5m x 3.34m)

A carpeted double bedroom with built-in wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Three

8'3" x 6'11" (2.53m x 2.12m)

A carpeted bedroom with built-in wardrobe, UPVC double glazed window to the front and radiator.

Bathroom

Incorporating a three-piece suite comprising panelled bath, corner shower, wash-hand basin inset into vanity unit, tiled walls, heated towel rail, UPVC double glazed window to the rear and a built-in cupboard housing the Worcester combination boiler.

Separate WC

Fitted with a WC and window to the side.

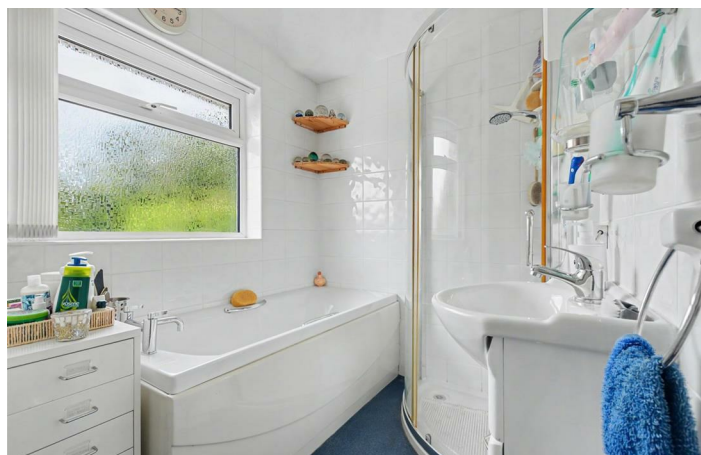
Outside

Outside the property benefits from a gravelled frontage with a range of mature shrubs, block paved driveway and gated side access leading to the garage and generous garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, green house, useful storage shed, vegetable patch and fence boundaries.

Garage

24'4" x 7'11" (7.43m x 2.42m)

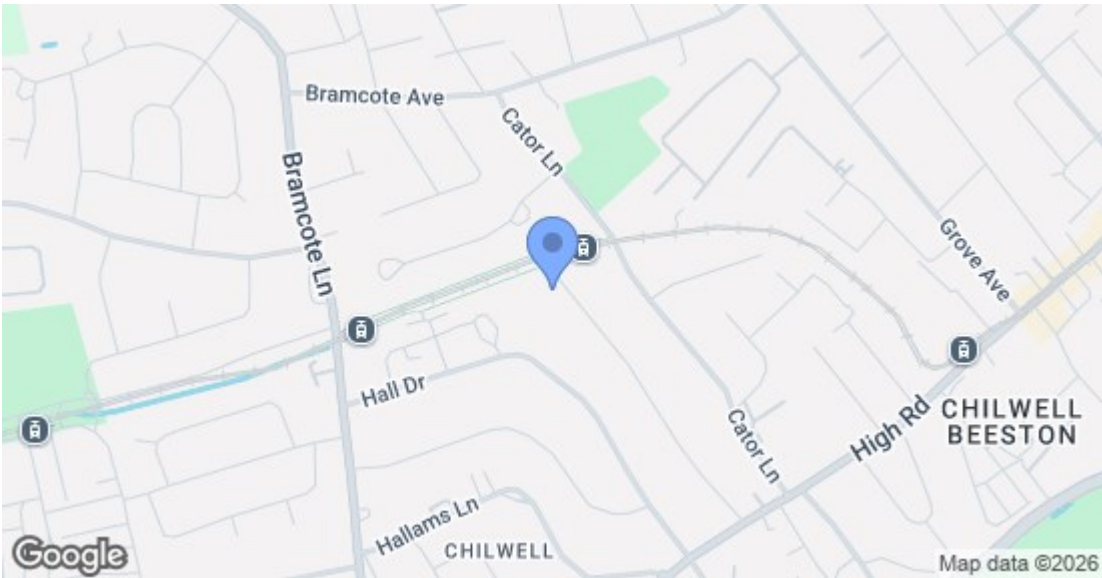
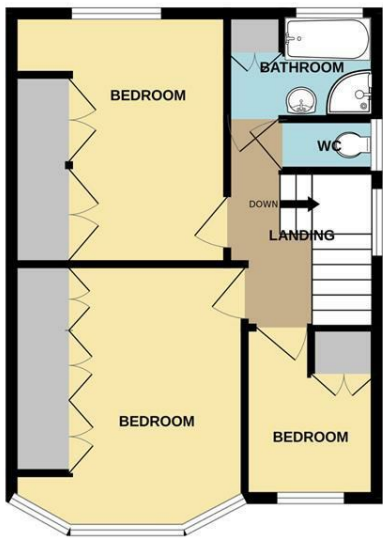
With an up and over garage door to the front, window to the rear and side, pedestrian door to the side, light and power.



GROUND FLOOR



1ST FLOOR



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		
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.