



# HOPKINS & DAINTY

ESTATE AGENTS



## The Chestnuts, Nottingham, NG10 3QB

**£430,000**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this most impressive, spacious and immaculately presented four double bedroom detached property sat on a generous sized plot at the head of a cul de sac within a highly favourable location. The property provides ready to move into accommodation and benefits from gas central heating and double glazing with accommodation briefly comprising: Entrance hall with understairs storage cupboard, downstairs W.C., large lounge with patio doors opening onto the rear garden patio and a spacious kitchen/dining room. To the first floor there are four double bedrooms, bedrooms one and two having fitted wardrobes and bedroom one having an en-suite shower room. There is a family bathroom to service the remaining bedrooms. Outside there are gardens to the front and rear, a spacious and wide driveway and a double detached garage. Viewing is highly recommended. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week. EPC to follow.

### Entrance hall

With stairs off to the first floor, understairs storage cupboard, radiator, door to:

### Downstairs W.C



Fitted with W.C., wall mounted wash hand basin, partially tiled walls, tiled flooring, window to the front, heated towel rail.

### Lounge 22'11" max x 11'10" (7.01 max x 3.63)



With window to the front, radiator, sliding patio doors to the rear opening onto the rear garden patio, coving to the ceiling, fireplace with inset gas fire.

### Kitchen/dining room L shaped 20'8" max x 16'9" max (l shaped 6.30 max x 5.11 max)



L shaped room and fitted with a range of matching wall and base units, Granite working surfaces with matching upstand, inset one and a half bowl sink unit and drainer, fitted Rangemaster cooker with granite splashback, integrated dishwasher and washing machine, space for American style fridge/freezer, integrated microwave, ceramic tiled flooring, spotlights to kitchen ceiling, radiator, windows to the front and rear, door to the rear.

### The first floor

With access to the loft, airing cupboard.

### Bedroom One 11'1" to fitted wardrobes x 12'0" (3.39 to fitted wardrobes x 3.68)



With fitted wardrobes, radiator, window to the front, door to:



### En-suite shower room



With a shower cubicle, W.C., fitted vanity unit with inset wash hand basin, W.C., partially tiled walls, tiled flooring, window to the front, heated towel rail.

### Bedroom Four 9'8" x 8'9" (2.96 x 2.68)



With window to the rear, radiator.

### Bedroom Two 12'1" x 12'0" (3.69 x 3.66)



With a range of fitted bedroom furniture, window to the front, radiator.

### Family bathroom



Fitted with a white three piece suite comprising: panelled jacuzzi bath with shower over, wall mounted wash hand basin, W.C., partially tiled walls, tiled flooring, heated towel rail, window to the rear.

### Bedroom Three 9'1" x 8'7" (2.77 x 2.62)



With window to the rear, radiator.

### Outside



The property sits on a generous sized plot with a lawned

frontage, side driveway providing ample off road parking and leading to the double detached garage. The rear garden has lawn and patio and flower beds.

#### Double Garage 17'9" x 17'5" (5.43 x 5.31)



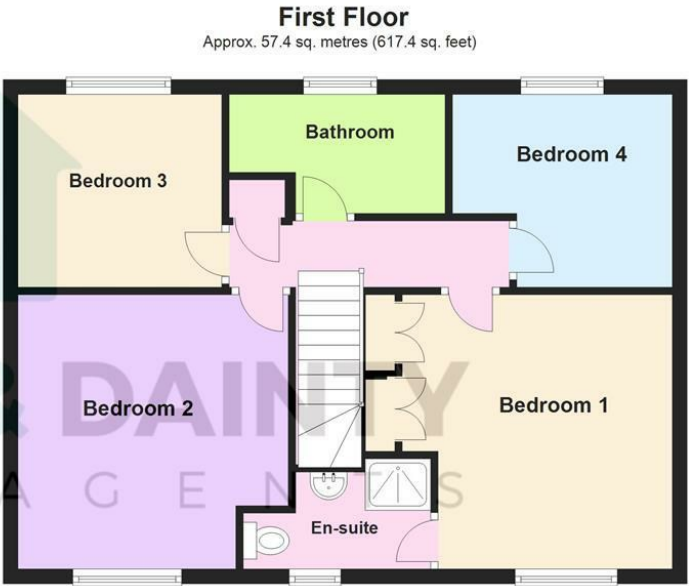
With two up and over doors, side service door, power and lighting.

#### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



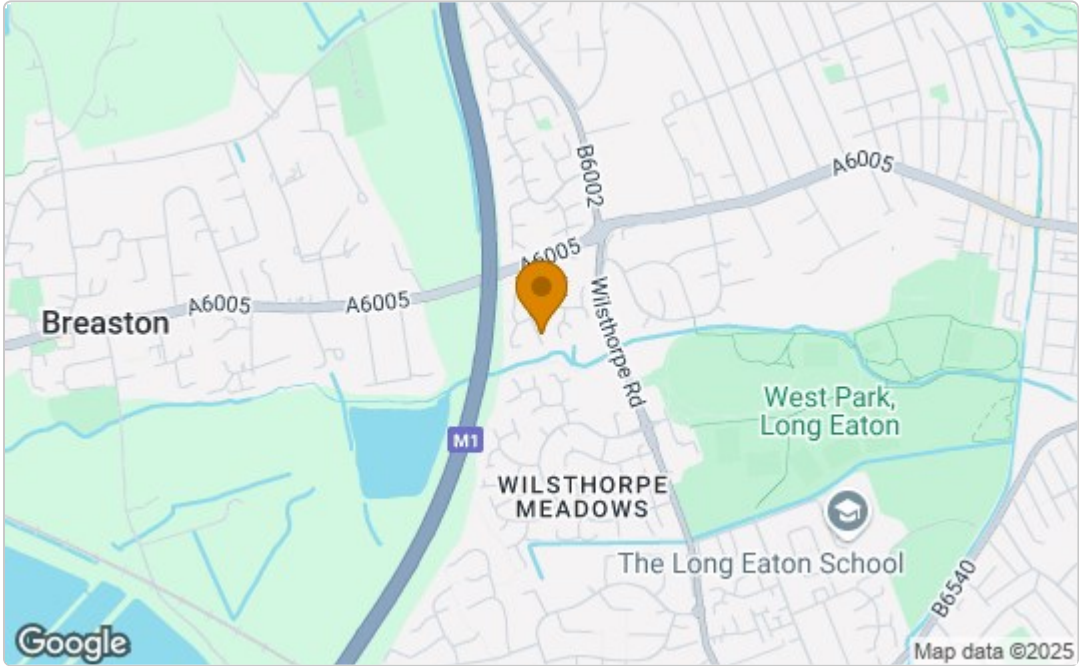
Floor Plan



Total area: approx. 117.6 sq. metres (1266.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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 <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		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.