

# HoldenCopley

PREPARE TO BE MOVED

Chalfont Drive, Aspley, Nottinghamshire NG8 3LS

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Offers Over £375,000 - £450,000

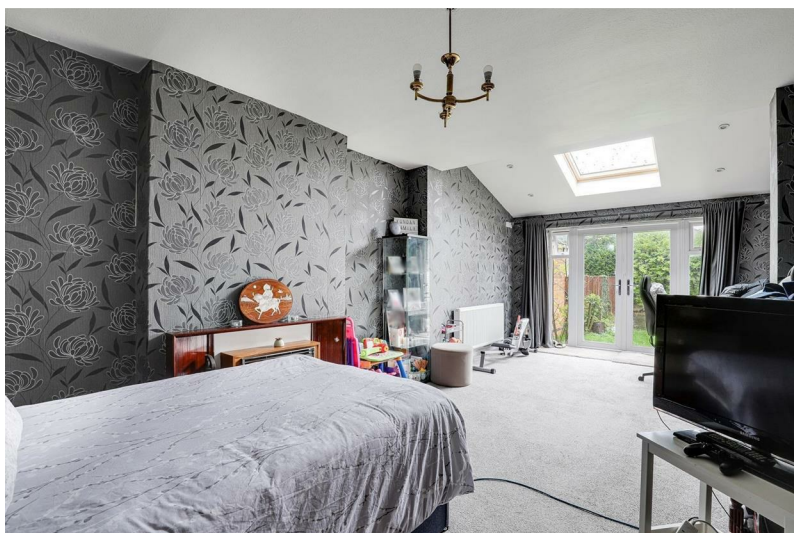
Chalfont Drive, Aspley, Nottinghamshire NG8 3LS



## SPACIOUS DETACHED HOUSE...

This extended four bedroom detached house is situated in a popular location, just a stone's throw away from various local amenities including Wollaton Park, great schools, commuting links and easy access into the City Centre, QMC and Universities. This property offers spacious accommodation throughout whilst being well-presented and ready to move straight into. To the ground floor is an entrance hall, a bay-front living room, a large dining room, a modern fitted kitchen with a separate utility room and a three-piece shower room. The first floor carries four bedrooms and a study which are serviced by a stylish two-piece bathroom suite and a separate W/C. To the front of the property is a driveway providing off-road parking for multiple cars and to the rear is a private enclosed garden with a stone paved area, a well-maintained lawn and access to the garage.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen & Separate Utility Room
- Ground Floor Shower Room
- Two-Piece Bathroom Suite & Separate W/C
- Private Enclosed Garden
- Driveway & Garage
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, a picture rail and a single door providing access into the accommodation.

### Living Room

11'5" x 13'10" (3.49m x 4.24m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, a feature ceiling rose, a picture rail, coving to the ceiling and a UPVC double-glazed bay window to the front elevation with stained glass inserts.

### Dining Room

11'5" x 22'5" (3.49m x 6.84m)

The dining room has carpeted flooring, a feature fireplace with a decorative surround, a radiator, recessed spotlights, a Velux window and UPVC double French doors providing access to the rear garden.

### Kitchen

18'6" x 16'2" (5.65m x 4.94m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and mixer tap, an integrated double AEG oven, an integrated AEG microwave, an integrated gas hob, an angled extractor hood, an integrated dishwasher, an integrated fridge, space and plumbing for a washing machine, tiled splashback, an in-built storage cupboard, a breakfast bar, space for a dining table, tiled flooring, a Velux window and a UPVC double-glazed window to the rear elevation.

### Utility Room

6'7" x 4'4" (2.01m x 1.33m)

The utility room has tiled flooring, space for a fridge freezer, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

### Shower Room

The shower room has a low level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a walk-in shower enclosure with an electric shower fixture, a glass shower screen, a chrome heated towel rail, recessed spotlights, wood-effect laminate flooring, an extractor fan and two UPVC double glazed obscure windows to the front and side elevations.

## FIRST FLOOR

### Landing

16'2" x 11'2" (4.95m x 3.41m)

The landing has carpeted flooring, an in-built storage cupboard and provides access to the first floor accommodation.

### Master Bedroom

13'5" x 8'10" (4.11m x 2.70m)

The main bedroom has carpeted flooring, fitted mirrored wardrobes, a radiator, a feature ceiling rose, coving to the ceiling and a UPVC double-glazed window to the rear elevation

### Bedroom Two

12'0" x 9'0" (3.66m x 2.76m)

The second bedroom has carpeted flooring, fitted mirrored wardrobes, a radiator, a feature ceiling rose, coving to the ceiling and a UPVC double-glazed bay window to the front elevation with stained glass inserts.

### Bedroom Three

7'3" x 10'11" (2.22m x 3.33m)

### Bedroom Four

9'1" x 4'4" (2.77m x 1.34m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Study

8'0" x 4'4" (2.45m x 1.34m)

The study has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

## Bathroom

5'5" x 7'2" (1.66m x 2.20m)

The bathroom has a 'P' shaped panelled bath with an electric shower fixture, a glass shower screen, a pedestal wash basin with a stainless steel mixer tap, an in-built storage cupboard, a radiator, tiled walls and a UPVC double-glazed obscure window to the rear elevation.

## W/C

This space has a low level dual flush W/C, tiled walls and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a paved driveway providing off-road parking for multiple cars, a lawn, side access to the rear garden, courtesy lighting and mature plants and shrubs.

### Rear

To the rear of the property is a private enclosed garden with a stone paved area, a well-maintained lawn, access to the garage which can be used as storage, mature plants and shrubs and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

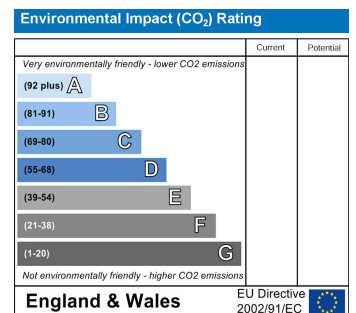
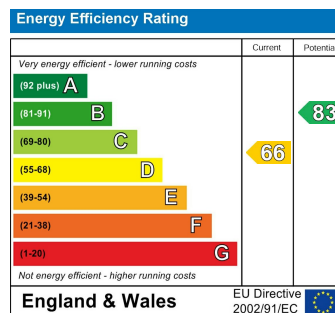
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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