

HoldenCopley

PREPARE TO BE MOVED

Chalfont Drive, Beechdale, Nottinghamshire NG8 3LS

Guide Price £475,000

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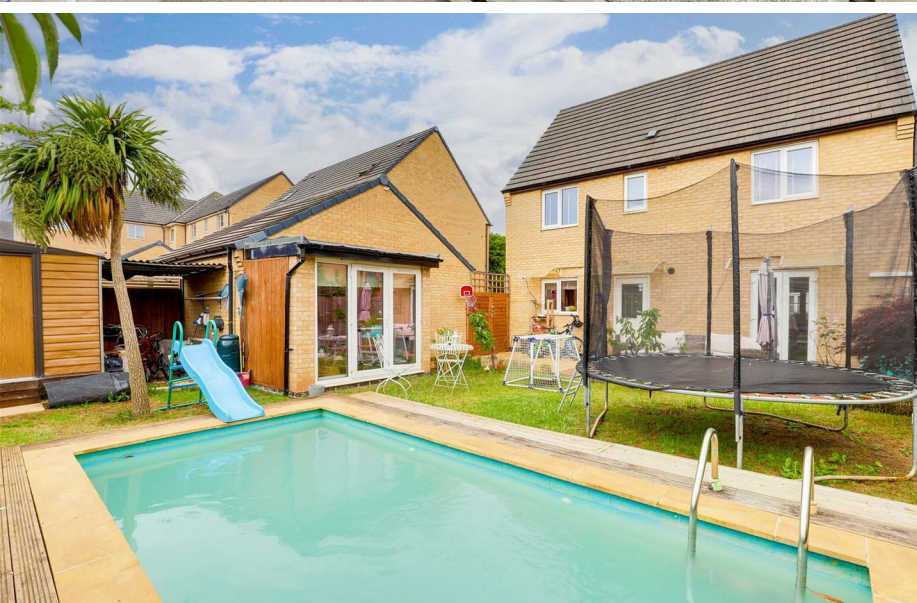


DETACHED HOUSE WITH AN ANNEX...Guide Price £475,000 -£500,000

This well presented four-bedroom detached house offers spacious accommodation, making it the perfect home for a family ready to move straight in. Enhanced with modern conveniences, the property features a Hive heating system, a comprehensive security and CCTV system, an 1800 BTU heating-cooling air conditioning unit and digital door locks, ensuring comfort, safety and energy efficiency. Situated within close proximity to a variety of local amenities, including shops, excellent transport links and great school catchments, this property offers both convenience and a premium lifestyle. The ground floor comprises an entrance hall, a convenient W/C, a bright and spacious living room, a well-appointed fitted kitchen and a utility room for additional practicality. Upstairs, the first floor boasts four generously sized bedrooms, with the master bedroom featuring a private en-suite bathroom. A modern three-piece family bathroom serves the remaining bedrooms and access to the loft provides ample storage space. Externally, the property features a driveway at the front, offering off-street parking. To the rear, a private south-facing garden awaits, complete with a patio, a lawn and a decking area perfect for outdoor dining and relaxation. The garden is further enhanced by a heated swimming pool and a garage for additional storage. The rear also includes a one-bedroom annex with its own fitted kitchen, living space and a three-piece bathroom suite, providing versatile accommodation options, whether for guests, extended family or even rental income. This home seamlessly combines style, modern amenities and practicality, making it an exceptional choice for a family buyer.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen & Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- South Facing Rear Garden With Heated Swimming Pool
- Driveway & Garage
- Annex With One Bedroom, Fitted Kitchen Living Space & Bathroom
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

W/C

5'1" x 2'11" (1.57m x 0.91m)

This space has a low level flush W/C with a bidet hose, a counter top wash basin with storage, tiled flooring, a radiator and partially tiled walls.

Kitchen Diner

22'3" x 8'5" (6.79m x 2.58m)

The kitchen diner has a range of fitted base and wall units with worktops, an integrated double oven, microwave, dishwasher and fridge-freezer, a gas hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, tiled flooring, radiators, partially tiled walls and UPVC double-glazed windows to the front and rear elevation.

Utility Room

6'5" x 5'9" (1.96m x 1.77m)

The utility room has fitted base and wall units with a worktop, a washing machine, a stainless steel sink with a drainer, tiled flooring, a radiator, a built-in cupboard, a recessed spotlight and a single composite door providing access out to the garden.

Living Room

22'3" x 11'5" (6.80m x 3.48m)

The living room has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, panelled walls, a 1800 BTU heating-cooling air conditioning unit and double French doors providing access out to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access to the loft, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

13'4" x 11'8" (4.07m x 3.56m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, built-in cupboards and access into the en-suite.

En-Suite

6'5" x 5'10" (1.96m x 1.78m)

The en-suite has a low level flush W/C with a bidet hose, a wash basin with storage, a shower enclosure with a mains-fed shower, tiled flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

13'3" x 8'9" (4.05m x 2.67m)

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

Bedroom Three

8'9" x 8'5" (2.67m x 2.57m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a built-in cupboard and a radiator.

Bedroom Four

8'9" x 8'8" (2.67m x 2.65m)

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

Bathroom

6'9" x 5'6" (2.08m x 1.69m)

The bathroom has a low level flush W/C with a bidet hose, a counter top wash basin with storage, a fitted bath with a mains-fed shower, a glass shower screen, tiled flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a lawn, various plants, a patio, decking, a heated swimming pool, an annex and a garage.

Annex Kitchen Living Space

15'5" max x 14'2" (4.70m max x 4.34m)

This space has fitted base units with worktops, space for a freestanding range cooker, an extractor fan, an inset sink with a moveable swan neck mixer tap, space for a fridge-freezer, wood-effect flooring, wall-mounted electric heaters, an under the stairs cupboard, two single doors and recessed spotlights.

Annex Bathroom

9'3" x 4'0" (2.84m x 1.22m)

This space has a low level flush W/C with a bidet hose, a wash basin, a walk-in shower enclosure with an electric shower, tiled flooring, a chrome heated towel rail, partially tiled walls, an extractor fan and recessed spotlights.

Annex Bedroom

10'0" x 9'6" (3.07m x 2.90m)

This space has carpeted flooring, a wall-mounted electric heater and eaves storage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

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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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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