

# HoldenCopley

PREPARE TO BE MOVED

Chalfont Drive, Aspley, Nottinghamshire NG8 3LS

---

Offers Over £400,000

Chalfont Drive, Aspley, Nottinghamshire NG8 3LS

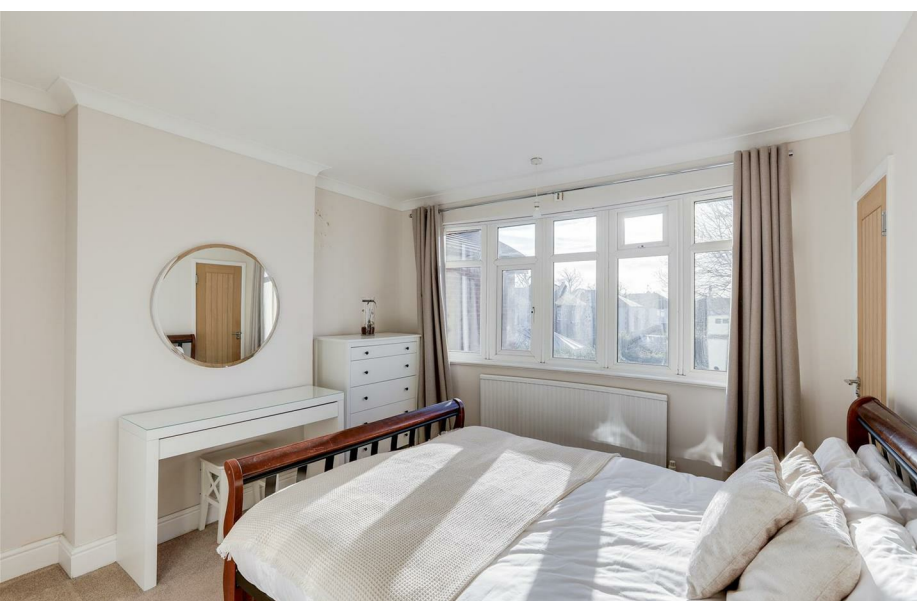


## NO UPWARD CHAIN...

This three-bedroom detached house is a fantastic opportunity for a growing family, offering a generous amount of space both inside and out, with the added benefit of being well-presented and offered to the market with no upward chain. Recently granted planning permission for a loft conversion (ref: 21/01606/PFUL3, now expired but offering great potential for reapproval), the property provides excellent scope for further development. Situated in a sought-after location, it boasts convenient access to local amenities, excellent school catchments, and easy commuting links. The ground floor features an entrance porch and hall, two spacious reception rooms, a modern fitted kitchen diner equipped with integrated appliances, a W/C, and direct access to the garage. The first floor hosts three well-proportioned bedrooms, including a master bedroom with an en-suite, complemented by a contemporary shower suite. Outside, the property benefits from a block-paved driveway with parking for multiple vehicles at the front, while the rear offers a private, enclosed south-facing garden, perfect for relaxation or entertaining.

## MUST BE VIEWED





- Detached House
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner With Integrated Appliances
- Ground Floor W/C
- Versatile Garage
- Two Bathroom Suites
- Driveway For Multiple Cars
- South-Facing Garden
- Close To Local Amenities





## GROUND FLOOR

### Porch

5'2" x 2'4" (1.60m x 0.72m )

The porch has tiled flooring, exposed brick walls, and double French doors opening providing access into the accommodation.

### Entrance Hall

13'0" x 11'2" (max) (3.97m x 3.41m (max))

The entrance hall has wooden flooring, carpeted stairs, an in-built under stair cupboard, a radiator, a picture rail, an in-built cloak cupboard, stained-glass windows to the front elevation, and a single door with a stained-glass insert via the porch.

### W/C

3'3" x 2'9" (1.01m x 0.86m )

This space has a low level dual flush W/C, a wash basin, fully tiled walls, tiled flooring, and an extractor fan.

### Sitting Room

13'11" x 12'4" (max) (4.25m x 3.76m (max))

The sitting room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, coving to the ceiling, and a radiator.

### Living Room

21'9" x 12'7" (max) (6.64m x 3.85m (max))

The living room has a UPVC double-glazed bay window to the rear elevation, wood-effect flooring, a radiator, coving to the ceiling, and two arched wall alcoves.

### Kitchen/Diner

26'4" x 13'0" (max) (8.04m x 3.97m (max))

The kitchen has a range of fitted handleless gloss base and wall units with worktops, a stainless steel sink with a movable swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a gas hob with an angled extractor fan, an integrated fridge freezer, an integrated dishwasher, plinth lighting, tiled flooring, tiled splashback, space for a dining table, a radiator, a vertical radiator, recessed spotlights, a fitted cupboard, bi-folding doors into the living room, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the garden.

### Garage

25'7" x 7'7" (7.81m x 2.33m )

The garage has power points, lighting, a single door opening out to the rear garden, and double doors opening out onto the front driveway.

## FIRST FLOOR

### Landing

11'0" x 10'11" (max) (3.37m x 3.33m (max))

The landing has carpeted flooring, a picture rail, a stained-glass window to the side elevation, an in-built cupboard, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

13'5" x 11'5" (max) (4.11m x 3.50m (max))

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and provides access into the en-suite.

### En-Suite

5'5" x 3'5" (1.66m x 1.06m )

The en-suite has a low level dual flush W/C, a wall hung wash basin, a shower enclosure with an electric shower fixture, tiled flooring, fully tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

12'0" x 11'6" (max) (3.67m x 3.52m (max))

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

### Bedroom Three

10'11" x 7'4" (3.35m x 2.26m )

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

### Shower Suite

6'11" x 5'4" (2.13m x 1.65m )

This space has a low level dual flush W/C, a bidet hose, a wash basin with fitted storage underneath, an electrical shaving point, a walk-in shower enclosure with an overhead twin-rainfall shower, an extractor fan, floor-to-ceiling tiles, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

## Front

To the front of the property is a block-paved driveway providing ample off-road parking, external lighting, and access into the garage.

## Rear

To the rear of the property is a private south-facing garden with a patio area, a lawn, external lighting, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – CityFibre, Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)

Phone Signal – Mostly 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

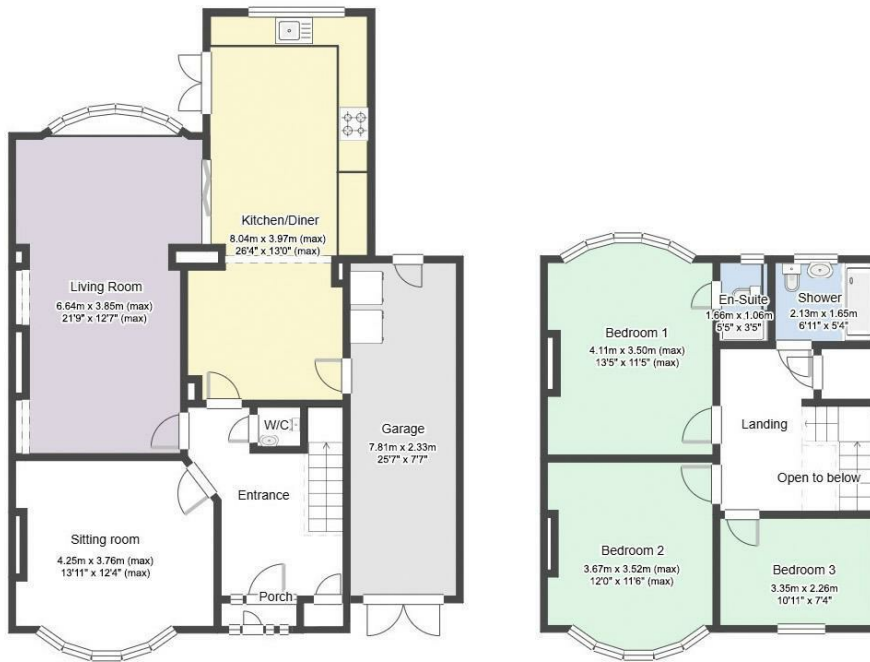
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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	

# Chalfont Drive, Aspley, Nottinghamshire NG8 3LS

**HoldenCopley**  
PREPARE TO BE MOVED



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.

© HoldenCopley

## 01156 972 972

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

[hucknaloffice@holdencopley.co.uk](mailto:hucknaloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.