

# HoldenCopley

PREPARE TO BE MOVED

Chalfont Drive, Nottingham, Nottinghamshire NG8 3LT

---

Guide Price £400,000 - £410,000



Chalfont Drive, Nottingham, Nottinghamshire NG8 3LT





GUIDE PRICE £400,000 - £410,000

## BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for any family looking to move straight in. Conveniently located close to local shops, excellent transport links, and great schools, this property is perfectly situated for modern family life. The ground floor comprises an entrance hall, a generously sized living room, and a contemporary fitted kitchen-diner complete with French doors that open onto the rear garden—perfect for entertaining. Additional features include a useful utility room, a downstairs W/C, and a garage. Upstairs, there are three double bedrooms and a well-proportioned single bedroom, with the master benefiting from an en-suite. A luxurious four-piece family bathroom and access to a boarded loft provide further practicality. The home is equipped with a Hive thermostat, allowing smart control of heating for added comfort and efficiency. Outside, the front of the property boasts a double driveway and an electric vehicle charging point, while the private, landscaped rear garden features two paved patio seating areas, a lawn, and a storage shed—creating a perfect space for outdoor living and relaxation.

MUST BE VIEWED







- Detached Family Home
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner
- Ground Floor W/C & Utility Room
- Four Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Beautifully Presented Throughout
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'4" x 6'5" (4.08m x 1.97m)

The entrance hall has a UPVC double-glazed window to the front elevation, tiled flooring, carpeted stairs, an under the stairs cupboard and a single composite door providing access into the accommodation.

Living Room

16'5" x 10'1" (5.02m x 3.08m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a wall-mounted feature fireplace.

Kitchen-Diner

19'10" max x 11'5" (6.07m max x 3.48m)

The kitchen-diner has a range of fitted gloss handleless base and wall units with solid wood worktops and a breakfast bar, an integrated dishwasher, fridge-freezer and double oven, a gas hob with an extractor hood, a sink with a drainer and a moveable swan neck mixer tap, space for a dining table, tiled flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

Utility Room

5'6" x 5'0" (1.70m x 1.54m)

The utility room has fitted gloss handleless base and a wall unit with a solid wood worktop, space and plumbing for a washing machine, tiled flooring, a radiator, a recessed spotlight and a single composite door providing access out to the garden.

W/C

5'5" x 4'1" (1.67m x 1.25m)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, partially tiled walls, a radiator, recessed spotlights and an extractor fan.

FIRST FLOOR

Landing

9'11" max x 9'5" (3.04m max x 2.88m)

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

13'0" x 10'2" (3.98m x 3.10m)

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

En-Suite

6'10" max x 6'4" (2.09m max x 1.95m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'4" x 9'10" (3.47m x 3.01m)

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

Bedroom Three

12'7" x 8'6" (3.84m x 2.60m)

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

Bedroom Four

10'4" max x 8'7" (3.16m max x 2.62m)

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

Bathroom

8'2" x 6'7" (2.50m x 2.03m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a double driveway with an electric vehicle charging point and a walled garden with mature shrubs.

Rear

To the rear is a private garden with a fence panelled boundary, two paved patio seating areas, a lawn, an outdoor tap, an outdoor power socket and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 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

Very low 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.

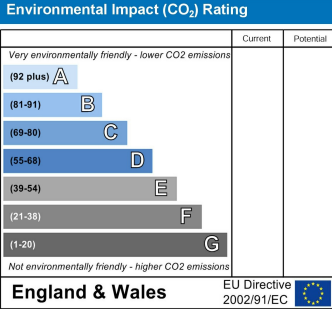
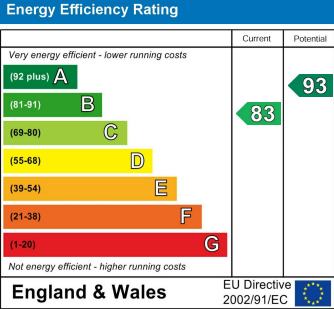
The vendor has advised the following:  
Property Tenure is Freehold  
Service Charge in the year marketing commenced (£PA): £76.44

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

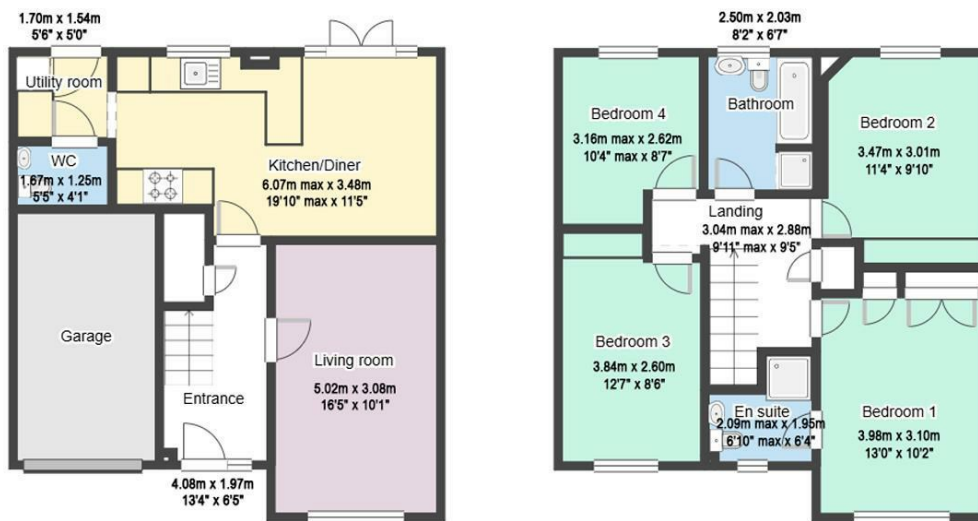
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



# Chalfont Drive, Nottingham, Nottinghamshire NG8 3LT

**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**

**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.