

JOHNSONS & PARTNERS

Estate and Letting Agency



10 CHELWOOD DRIVE,

NOTTINGHAM, NG3 6FG

£355,000



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Presenting a delightful opportunity in the heart of Mapperley, this elegant four-bedroom semi-detached residence on Chelwood Drive offers an exquisite blend of modern living and comfort, attracting a range of prospective buyers from growing families to working professionals seeking a tranquil retreat with the convenience of urban life.

Upon arrival, the welcoming entrance hall sets the tone for a home that's as practical as it is stylish, with immediate access to a contemporary shower room and a utility room tailored for domestic efficiency. The ground floor further boasts a flexible sitting room, which can double up as a guest bedroom, complete with French doors opening onto the garden, inviting natural light and fresh air into the space.

Ascending to the first floor, the expansive lounge awaits, bathed in light and featuring a Juliet balcony and a cosy feature fireplace, creating an ambiance perfect for relaxation. The space flows naturally into the dining room, creating an open and inviting area for hosting dinner parties and family gatherings. The adjacent breakfast kitchen is a culinary delight, equipped with modern appliances and an informal dining setting, ensuring morning routines are as seamless as they are enjoyable.

The sleeping quarters occupy the top floor, with three generous bedrooms, each one designed with comfort and serenity in mind. The master bedroom boasts not only built-in wardrobes but also a private en-suite shower room, ensuring a personal haven for the homeowners. Bedroom three, currently serving as a dressing room, underscores the home's adaptability, ready to meet the changing needs of its inhabitants.

Externally, the property is complemented by a southerly-facing, low-maintenance garden that promises seclusion and a serene environment to unwind. The integral garage, coupled with a driveway at the front, resolves any parking and storage concerns, making this home as convenient as it is charming.

Entrance Hallway

Bedroom/Sitting Room
12'0" x 10'3" (3.68 x 3.13)

Utility Room
7'6" x 7'1" (2.30 x 2.17)

Ground Floor Shower Room
8'0" x 3'4" (2.44 x 1.03)

First Floor Landing

Living Room
17'6" x 11'0" (5.34 x 3.36)

Dining Room
10'9" x 9'4" (3.28 x 2.87)

Breakfast Kitchen
18'0" x 8'7" (5.51 x 2.63)

Second Floor Landing

Bedroom One
11'11" x 11'4" (3.64 x 3.47)

En-Suite

Bedroom Two
12'0" x 9'8" (3.66 x 2.97)

Bedroom Three
8'7" x 8'1" (2.63 x 2.48)

Bathroom
10'5" x 5'5" (3.20 x 1.66)

Integral Garage
16'11" x 9'1" (5.16 x 2.78)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners 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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Road Map



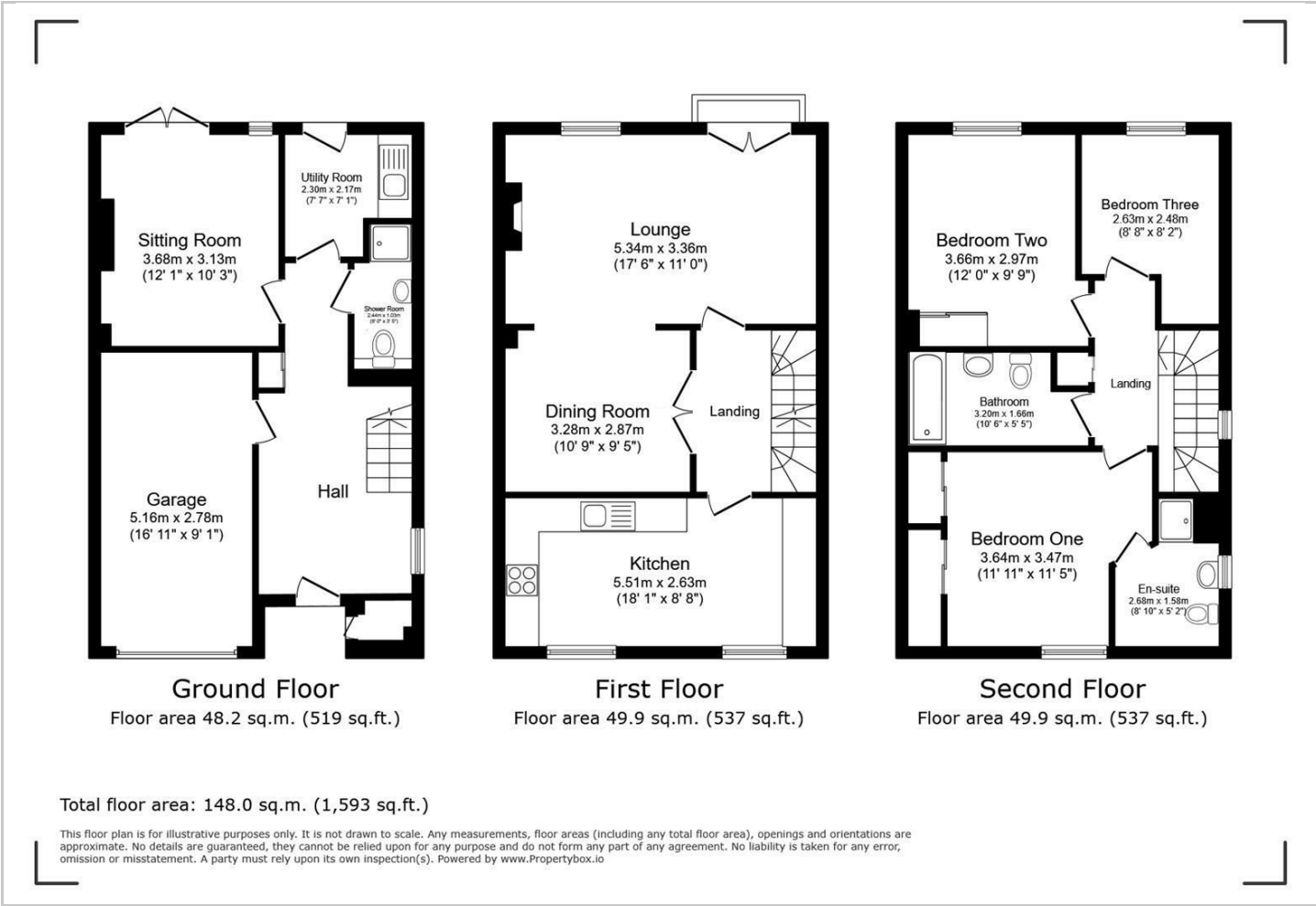
Hybrid Map



Terrain Map



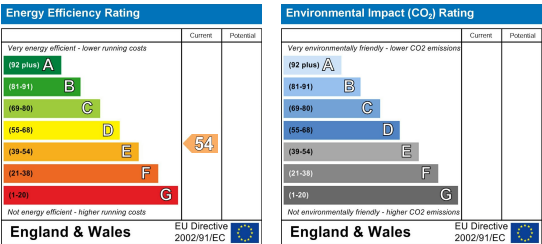
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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