

HoldenCopley

PREPARE TO BE MOVED

Chestnut Drive, Cotgrave, Nottinghamshire NG12 3TZ

£650,000

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THE PERFECT FAMILY HOME...

Situated on a generous corner plot within the sought-after David Wilson Homes Hollygate Park development, this substantial detached family home has been extensively upgraded, offering stylish and spacious living across three floors. Perfect for a growing family, the property has undergone numerous enhancements, including a brand-new kitchen, a luxury en-suite, new flooring, and much more. The ground floor features a welcoming entrance hall leading to a beautifully designed open-plan kitchen diner, complete with high-end integrated appliances, a breakfast bar, and modern fittings. The light-filled living room boasts French doors opening onto the private rear garden, while a separate reception room provides versatility as a home office, snug, or playroom. A utility room and WC complete this level. The first floor accommodates four well-proportioned bedrooms, one of which benefits from an en-suite, along with a contemporary family bathroom. The second floor is dedicated to an impressive master suite, offering a spacious bedroom with an open-plan five-piece luxury en-suite, a walk-in wardrobe, and an additional storage room. Externally, the property boasts a driveway providing off-road parking for multiple vehicles, with gated access leading to the private landscaped rear garden, which features patio areas, a lawn, and a detached garden room offering a range of potential uses. Additional benefits include a security alarm system and CCTV for peace of mind. Enjoying a prime position on the edge of Cotgrave, this home benefits from picturesque views over the country park while remaining within easy reach of excellent local amenities, including schools, shops, churches, and a leisure centre. This is a truly outstanding family home that must be viewed to be fully appreciated.

MUST BE VIEWED









GROUND FLOOR

Entrance Hall

16'5" max x 14'1" (5.02m max x 4.31m)

The entrance hall has Amtico flooring, a radiator, a NEST digital thermostat, an in-built double door cupboard, carpeted stairs, and a single composite door providing access into the accommodation.

WC

6'2" x 4'9" (1.88m x 1.47m)

This space has a low level dual flush WC, a pedestal wash basin, Amtico flooring, partially tiled walls, a radiator, recessed spotlights, and an extractor fan.

Reception Room

9'8" into bay x 8'6" (2.95m into bay x 2.60m)

This versatile room has a UPVC double-glazed bay window to the front elevation, Amtico flooring, and a vertical radiator.

Living Room

16'11" max x 15'7" into bay (5.17m max x 4.75m into bay)

The living room has a UPVC double-glazed bay window to the side elevation, further UPVC double-glazed windows to the side and rear elevation, Amtico flooring, a TV point, a vertical radiator, a feature fireplace, and double French doors opening out to the garden.

Kitchen/Diner

26'3" into bay x 14'6" max (8.01m into bay x 4.42m max)

The kitchen has a range of fitted handleless base and wall units with Quartz worktops, decorative tiled splashback with LED lighting and recessed spotlights, a central breakfast bar island, an undermount sink and a hall with a Quooker mixer tap and draining grooves, an integrated Siemens oven, steamer oven and combi microwave oven, an integrated Siemens coffee machine, a Bora induction hob with a downward extractor fan, an integrated fridge freezer, an integrated dishwasher, an integrated wine fridge, space for a dining table, two vertical radiators, tiled flooring, a UPVC double-glazed bay window to the front elevation, and a bi-folding door opening out to the rear garden.

Utility Room

7'0" x 6'4" (2.15m x 1.94m)

The utility room has fitted handleless base and wall units with a worktop, space and plumbing for a washing machine, space for a tumble-dryer, decorative tiled splashback, tiled flooring, an extractor fan, a singular recessed spotlight, and a single composite door providing access to the garden.

FIRST FLOOR

Landing

16'2" max x 7'0" (4.95m max x 2.15m)

The landing has carpeted flooring, a vertical radiator, an in-built double door cupboard, recessed spotlights, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Bedroom Two

17'1" max x 13'11" (5.22m max x 4.26m)

The second bedroom has UPVC double-glazed windows to the side elevation, carpeted flooring, a panelled feature wall, two radiators, a NEST digital thermostat, fitted wardrobes, and access into the en-suite.

En-Suite Two

8'1" max x 6'8" (2.48m max x 2.05m)

The second en-suite has a low level flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, Amtico flooring, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

12'0" max x 12'0" (3.68m max x 3.66m)

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

Bedroom Four

13'5" max x 8'11" (4.09m max x 2.74m)

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

Bedroom Five

10'2" x 8'3" (3.12m x 2.54m)

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

Bathroom

8'11" x 7'3" (2.72m x 2.23m)

The bathroom has a low level flush WC, a pedestal wash basin, a double-ended panelled bath with central taps, a shower enclosure, partially tiled walls, Amtico flooring, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Upper Landing

7'0" max x 6'8" (2.14m max x 2.05m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, a radiator, and provides access to the second floor accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

Bedroom One

15'5" x 11'5" (4.71m x 3.50m)

The main bedroom has a vaulted ceiling, Velux windows with fitted blinds, carpeted flooring, two radiators, a TV point, a panelled feature wall, and open access into the en-suite.

En-Suite

14'4" max x 10'0" (4.39m max x 3.07m)

The en-suite has a concealed dual flush WC, two stone countertop wash basins with wall-mounted black matte taps, a freestanding slipper bath with a floor standing mixer tap and handheld shower head, a walk-in shower enclosure with an overhead matte black rainfall shower, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, a vaulted ceiling, a skylight window with a fitted blind.

Walk-In-Wardrobe

17'1" x 8'9" approx (5.23m x 2.69m approx)

This space has a vaulted ceiling with a Velux window, carpeted flooring, a range of fitted storage solutions, and a radiator.

Storage Room

9'4" x 5'5" (2.86m x 1.67m)

This space has a partially vaulted ceiling with a Velux window and carpeted flooring.

OUTSIDE

Front

To the front of the property is a lawned area with decorative hedged borders, a block-paved driveway providing ample off-road parking, and gated access to the rear gardens.

Rear

To the rear of the property is a private enclosed garden with sandstone patio areas, courtesy lighting, an outdoor tap, a lawn, space for a hot tub, external power sockets, raised planters with various plants and shrubs, wooden storage units, access into the detached garden room, and fence panelled boundaries.

Garden Room

20'2" x 18'2" (6.15m x 5.54m)

The garden has wood-effect flooring, two wall-mounted electric heaters, power points, recessed spotlights, fitted sliding mirrored door wardrobes, and bi-folding doors opening out to the garden.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G 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 - Medium 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 - Rushcliffe Borough Council - Band F

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): £185.03

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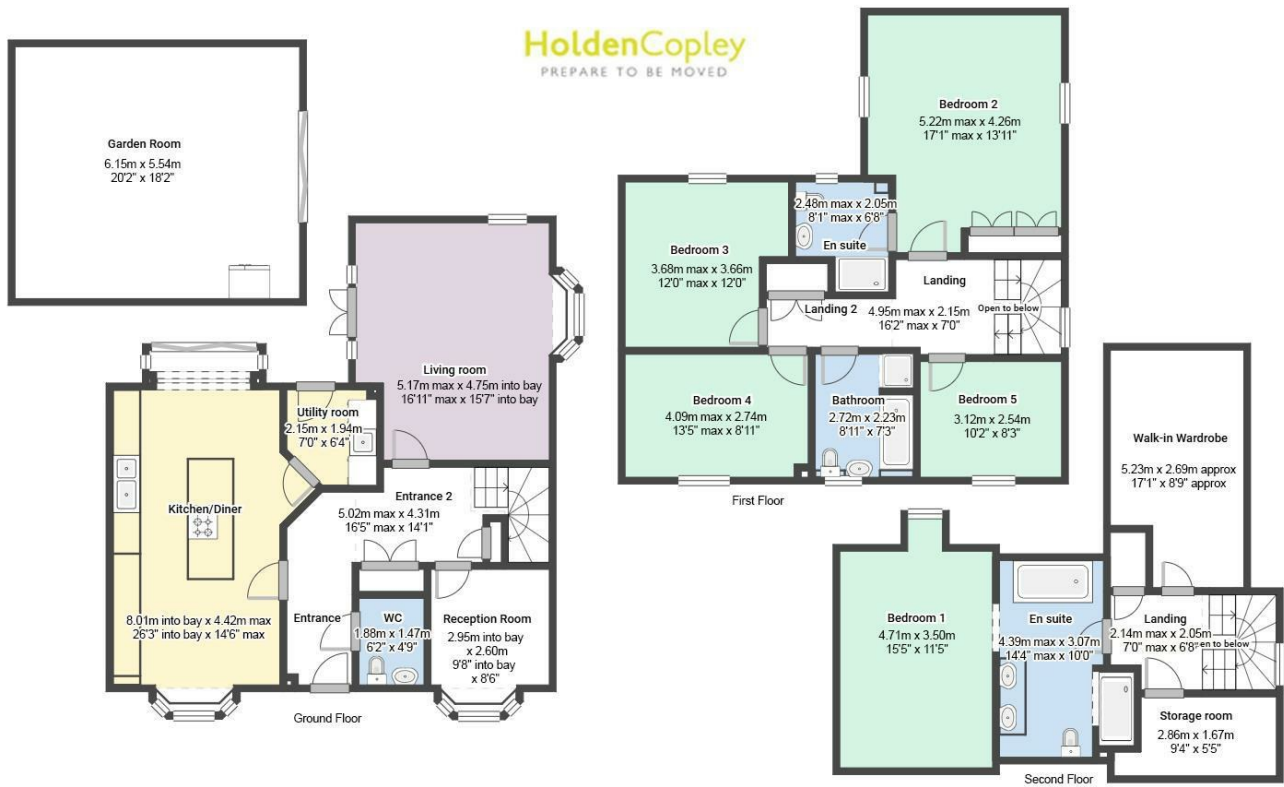
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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 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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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