

# HoldenCopley

PREPARE TO BE MOVED

Mountbatten Way, Chilwell, Nottinghamshire NG9 6RX

---

Guide Price £600,000

Mountbatten Way, Chilwell, Nottinghamshire NG9 6RX

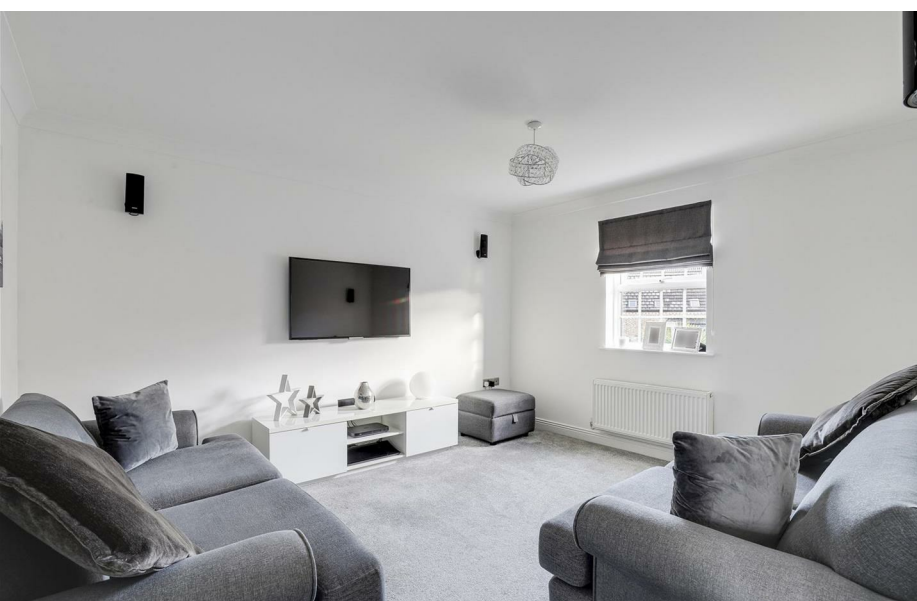


## STUNNING FAMILY HOME...

We are pleased to present to the market this six bedroom detached house which not only offers spacious accommodation spanning across three floors but is presented to an exceptionally high standard, perfect for a range of buyers including growing families looking for their forever home! The property benefits from fitted storage space throughout, CCTV to the front side and rear elevations, an alarm system and bi-fold doors providing indoor/outdoor living - ideal for the warmer months! Situated in the popular location of Chilwell, just a short distance from a range of local amenities such as shops, eateries and excellent transport links as well as being just a short distance from the scenic Attenborough Nature Reserve. To the ground floor is a spacious entrance hall, a family-sized living room, a utility room, a W/C and a modern fitted kitchen/diner with fully integrated appliances and bi-fold doors providing access to the rear garden. The first floor carries three great-sized bedrooms with the master benefitting from an en-suite and a dressing room. The second floor carries a further three bedrooms serviced by a stylish four-piece bathroom suite with the master benefitting from an en-suite. Outside to the side of the property is a block paved driveway with access to the double garage providing ample off-road parking and to the rear is private enclosed garden with a well-maintained lawn and multiple seating areas.

MUST BE VIEWED





- Detached House
- Six Great-Sized Bedrooms
- Large Living Room
- Modern Fitted Kitchen/Diner & Separate Utility Room
- Four-Piece Bathroom Suite & Two En-Suites
- Private Enclosed Garden
- Driveway & Garage
- Beautifully Presented Throughout
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'1" x 15'1" (2.17m x 4.60m)

The entrance hall has luxury vinyl tiled flooring, carpeted stairs, a radiator, recessed spotlights, feature coving to the ceiling and a single steel lined timber door providing access into the accommodation

### Living Room

11'2" x 21'2" (3.41m x 6.46m)

The living room has carpeted flooring, a radiator, feature coving to the ceiling and UPVC double French doors providing access to the rear garden

### Kitchen/Diner

34'3" x 9'8" max (10.44m x 2.97m max)

The kitchen/diner has a range of fitted base and wall units with worktops, an undermount sink with a mixer tap, an integrated double oven, an integrated microwave, an integrated fridge/freezer, an integrated dishwasher, an integrated four ring induction hob, an integrated warming drawer, tiled splashback, three radiators, recessed spotlights, luxury vinyl tiled flooring, three UPVC double glazed windows to the front, side and rear elevations and aluminum bi-fold doors providing access to the rear garden

### Utility Room

5'10" x 5'2" (1.79m x 1.58m)

The utility room has luxury vinyl tiled flooring, a fitted base unit with a worktop, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler, a wall-mounted fuse box, tiled splashback, a radiator, recessed spotlights and a single door providing access to the rear garden

### W/C

This space has a low level dual flush W/C, a wall-mounted wash basin with a mixer tap, tiled splashback, a radiator, luxury vinyl tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built storage cupboard, a radiator, coving to the ceiling, recessed spotlights and a UPVC double glazed window to the front elevation

### Bedroom One

11'5" x 12'7" (3.48m x 3.86m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, access to the dressing room, access to the en-suite and a UPVC double glazed window to the front elevation

### Dressing Room

6'1" x 7'3" (1.87m x 2.22m)

The dressing room has carpeted flooring, three in-built wardrobes, a radiator, coving to the ceiling and a UPVC double glazed window to the side elevation

### En-Suite

8'9" x 8'1" (2.68m x 2.48m)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath, a fitted shower enclosure with a wall-mounted wash basin, a glass shower screen, a radiator, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

### Bedroom Three

11'2" x 13'0" (3.42m x 3.97m)

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

### Bedroom Six

11'2" x 7'10" (3.41m x 2.41m)

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

## SECOND FLOOR

### Landing

The landing has carpeted flooring, an in-built storage cupboard, a radiator, coving to the ceiling, recessed spotlights and a UPVC double glazed window to the front elevation

### Bedroom Two

11'5" x 13'3" (3.49m x 4.05m)

The second bedroom has carpeted flooring, two in-built wardrobes, access to the en-suite, a radiator, coving to the ceiling, recessed spotlights and a UPVC double glazed window to the front elevation

### En-Suite

7'7" x 8'2" (2.32m x 2.51m)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a

fitted shower enclosure with a hand-held shower fixture, a glass shower screen, a radiator, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

### Bedroom Four

11'2" x 9'0" (3.41m x 2.76m)

The fourth bedroom has carpeted flooring, an in-built wardrobe, a radiator, a loft hatch, coving to the ceiling, recessed spotlights and a UPVC double glazed window to the front elevation

### Bedroom Five

11'2" x 9'9" (3.41m x 2.99m)

The fifth bedroom has carpeted flooring, an in-built storage cupboard, a radiator, recessed spotlights, coving to the ceiling and a UPVC double glazed window to the rear elevation

### Bathroom

5'5" x 10'6" (1.66m x 3.21m)

The bathroom has a low level dual flush W/C, a panelled bath, a fitted shower enclosure with a hand-held shower fixture, a glass shower screen, a pedestal wash basin with a stainless steel mixer tap, a radiator, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a pebbled area with feature palm trees and to the side is a block paved driveway with access to the double garage providing off-road parking for multiple cars

### Rear

To the rear of the property is a private enclosed garden with a well-maintained lawn, two decked seating areas, feature palm trees, courtesy lighting and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Broxtowe 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.

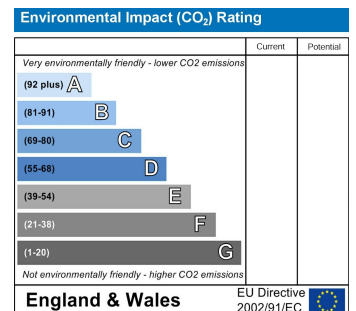
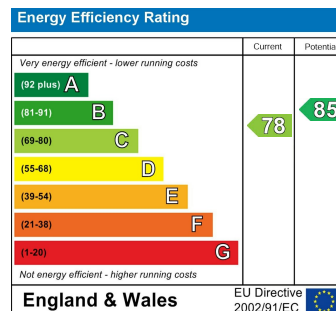
The vendor has advised the following:

Property Tenure is Freehold

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.

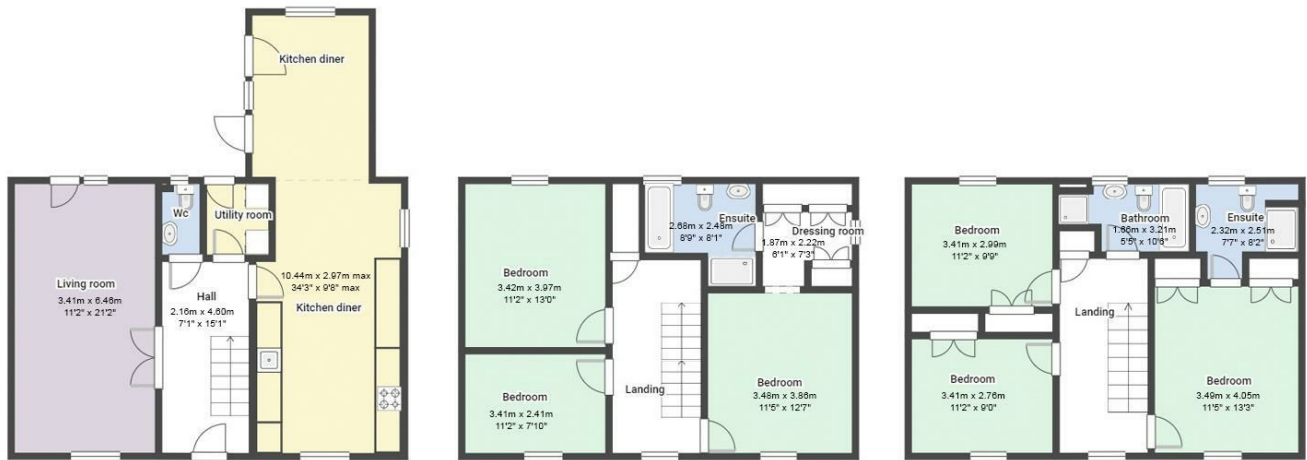
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



# Mountbatten Way, Chilwell, Nottinghamshire NG9 6RX

**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

## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

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

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

Agents Disclaimer: HoldenCopley, their clients and employees 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.