

# HoldenCopley

PREPARE TO BE MOVED

Clarks Lane, Chilwell, Nottinghamshire NG9 5BL

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£650,000

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## THE PERFECT VERSATILE FAMILY HOME...

Nestled on one of the largest plots on the street, this substantial detached house has undergone a full renovation and extension, resulting in a stunning family home. Positioned opposite greenery in a highly sought-after location, it offers easy access to transport links including tram services, excellent schools, and local amenities whilst still be nestled away. Internally, the ground floor features a welcoming porch and entrance hall, a living room adorned with a gas feature fireplace and original parquet flooring, and a modern fitted kitchen diner boasting a breakfast bar island and various integrated appliances including an American Style fridge freezer. The ground floor can be adapted to accommodate a separate private living space for a friend or relative. Additional conveniences include a separate utility room, a versatile sitting room, and a convenient, substantially sized wet room. Upstairs, the first floor accommodates four generously sized double bedrooms serviced by a luxurious four-piece family bathroom suite. The master bedroom is enhanced by an en-suite bathroom and a dressing room, offering ample storage and comfort. The property boasts a range of contemporary fixtures and fittings throughout, including underfloor heating, a combination of double-glazed and triple-glazed charming wood-framed windows, a comprehensive security system with alarm and CCTV monitor, high-quality flooring, and much more! Outside, the front of the house features a driveway accommodating up to four cars and access to a well-sized versatile garage. To the rear, a superbly maintained garden awaits with a spacious patio area ideal for outdoor gatherings, an expansive lawn, and a National Trust shed for additional storage.

## MUST BE VIEWED





- Beautifully Renovated & Extended Detached Family Home
- Four Large Double Bedrooms & Additional Dressing Room
- Modern Fitted Kitchen Diner With Separate Utility Room
- Two Large Reception Rooms
- Underfloor Heating
- Three Modern Bathroom Suites
- Driveway & Garage
- Security Alarm Fitted With CCTV & Monitor
- Fantastic-Sized Garden
- Sought-After Location





GROUND FLOOR

Porch

10'5" x 5'8" (3.20m x 1.74m)

The porch features carpeted flooring, recessed spotlights, a wood-framed double-glazed window on the side, full-height wood-framed double-glazed windows at the front, and a single wooden door providing access into the accommodation.

Inner Hall

9'9" x 11'0" (2.99m x 3.37m)

The inner hall features Karndean flooring, a radiator, a built-in under-stair cupboard, cedar wood-framed windows at the front, and a hard wood door with a glass insert leading from the porch.

Kitchen Diner

20'6" x 18'0" (6.25m x 5.50m)

The kitchen boasts a range of fitted walnut shaker-style base and wall units with granite countertops and a breakfast bar island. It includes an undermount sink and a half with a movable swan neck mixer tap, an integrated oven, a combi-oven, a gas hob with an extractor fan, an integrated dishwasher, and a freestanding American-style fridge freezer. The room features tiled flooring with underfloor heating, a TV point, recessed spotlights, space for a dining table, wood-framed double-glazed windows with fitted blinds on the side and rear, and double doors with bespoke fitted shutters opening to the rear garden.

Utility Room

5'8" x 7'10" (1.74m x 2.39m)

The utility room features fitted walnut shaker-style base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, and a wood-framed double-glazed window on the side.

Sitting Room

11'1" x 29'8" (3.40m x 9.06m)

The sitting room features Karndean flooring with underfloor heating, a TV point, recessed spotlights, a wood-framed double-glazed window with bespoke fitted shutters at the rear, and double wood-framed doors with bespoke fitted shutters opening to the garden.

Wet Room

5'8" x 7'8" (1.74m x 2.36m)

The wet room has a concealed dual flush W/C, a wall-hung wash basin, an overhead rainfall shower with wall-mounted chrome fixtures, floor-to-ceiling tiles, tiled flooring with underfloor heating, a chrome heated towel rail, an extractor fan, and recessed spotlights.

Living Room

20'4" x 11'6" (6.22m x 3.53m)

The living room features a wood-framed double-glazed window at the front, original parquet flooring, a TV point, a radiator, and a modern feature fireplace with a log-effect gas fire and decorative lighting.

FIRST FLOOR

Landing

7'4" x 14'4" (2.24m x 4.39m)

The landing has a wood-framed triple-glazed window with a fitted blind to the front elevation, carpeted flooring, a radiator, access to the partially boarded loft with lighting via a drop-down ladder - which houses the CCTV monitor, and provides access to the first floor accommodation.

Bedroom One

9'11" x 21'5" (max) (3.04m x 6.53m (max))

The first bedroom has a wood-framed double-glazed window to the rear elevation, carpeted flooring, a TV point, a radiator, access into the en-suite, and access into a walk-in-closet.

Dressing Room / Walk-In-Closet

6'7" x 7'2" (2.01m x 2.19m)

This space has carpeted flooring, recessed spotlights, and fitted sliding door wardrobes either side of the room.

En-Suite

4'2" x 7'4" (1.28m x 2.24m)

The en-suite has a concealed dual flush W/C, a wall-hung wash basin, a corner fitted shower enclosure with an overhead rainfall shower and wall-mounted chrome fixtures, a chrome heated towel rail, floor-to-ceiling tiles, Karndean flooring, recessed spotlights, an extractor fan, and a wood-framed double-glazed window to the rear elevation.

Bedroom Two

11'8" x 11'5" (3.57m x 3.50m)

The second bedroom has a wood-framed double-glazed window to the rear elevation, carpeted flooring, a TV point, and a radiator.

Bedroom Three

11'7" x 11'6" (3.54m x 3.53m)

The third bedroom has a wood-framed triple-glazed window to the front elevation, carpeted flooring, a TV point, and a radiator.

Bedroom Four

11'6" x 14'7" (3.51m x 4.45m)

The fourth bedroom has a wood-framed triple-glazed window to the front elevation, carpeted flooring, a TV point, and a radiator.

Bathroom

7'8" x 18'0" (2.36m x 5.50m)

The bathroom has a concealed dual flush W/C, a vanity unit wash basin with fitted storage underneath and a wall-mounted mirror, a double-ended bath with central taps and a handheld shower head, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted chrome fixtures, Karndean flooring, partially tiled walls, a radiator, a chrome heated towel rail, recessed spotlights, an extractor fan, and a wood-framed double-glazed window to the rear elevation.

OUTSIDE

Front

At the front of the property, there is a lawn, a driveway for four cars, access into the garage, and gated access to the garden.

Garage

12'7" x 20'5" (3.86m x 6.23m)

The garage has ceiling strip lights, and cedar wood double doors with hard wood surround opening out onto the front driveway.

Rear

At the rear of the property lies a private enclosed garden featuring a spacious patio area, a large lawn, mature trees and plants, a National Trust shed, an outdoor tap, two external power points, courtesy lighting, fenced boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed – Ultrafast available - 1000 Mbps download / 220 Mbps upload

Phone Signal – 3G / 4G / 5G

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+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band E

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.

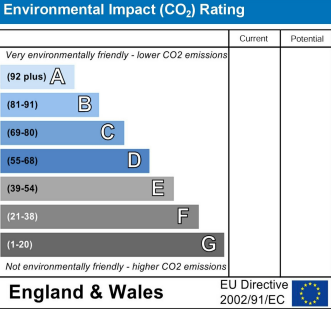
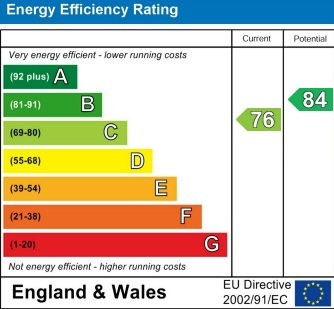
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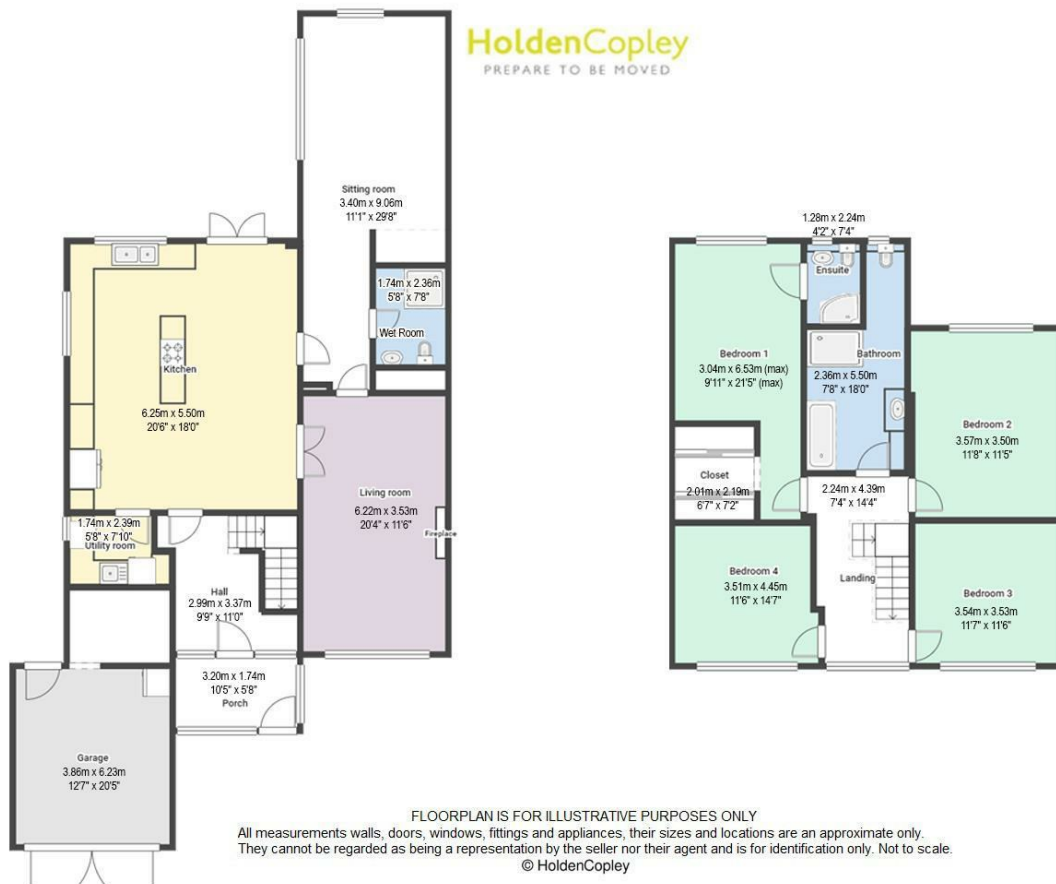
Property Tenure is Freehold

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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 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.

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