

# HoldenCopley

PREPARE TO BE MOVED

Gwenbrook Avenue, Chilwell, Nottinghamshire NG9 4BA

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Guide Price £625,000 - £650,000

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NEWLY-BUILT DETACHED HOUSE...

This newly constructed four double-bedroom detached house epitomises modern living, offering spacious accommodation spanning across three floors, ideal for a growing family. The property boasts contemporary fixtures and fittings throughout, including underfloor heating, Granite worktops, high-end flooring, and an electric-car charging point, enhancing its luxurious appeal. Situated in a tranquil cul-de-sac, the home is conveniently located near local shops, amenities, schools, excellent transport links, The University of Nottingham, and Queens Medical Centre. The ground floor features a welcoming entrance hall, a W/C, a study, a large living room with bi-folding doors, a utility room, and a sleek, modern kitchen diner complete with a central breakfast bar island, integrated appliances, and another set of bi-folding doors that open onto the rear patio. The first floor hosts three generously sized double bedrooms, one of which benefits from an en-suite, and a four-piece family bathroom. The entire second floor is dedicated to the master bedroom, which is equipped with a luxurious four-piece en-suite. Outside, the front of the property offers a driveway with off-road parking and access to the detached garage with an electric door, while the rear features a private, enclosed, landscaped garden, perfect for outdoor entertaining.

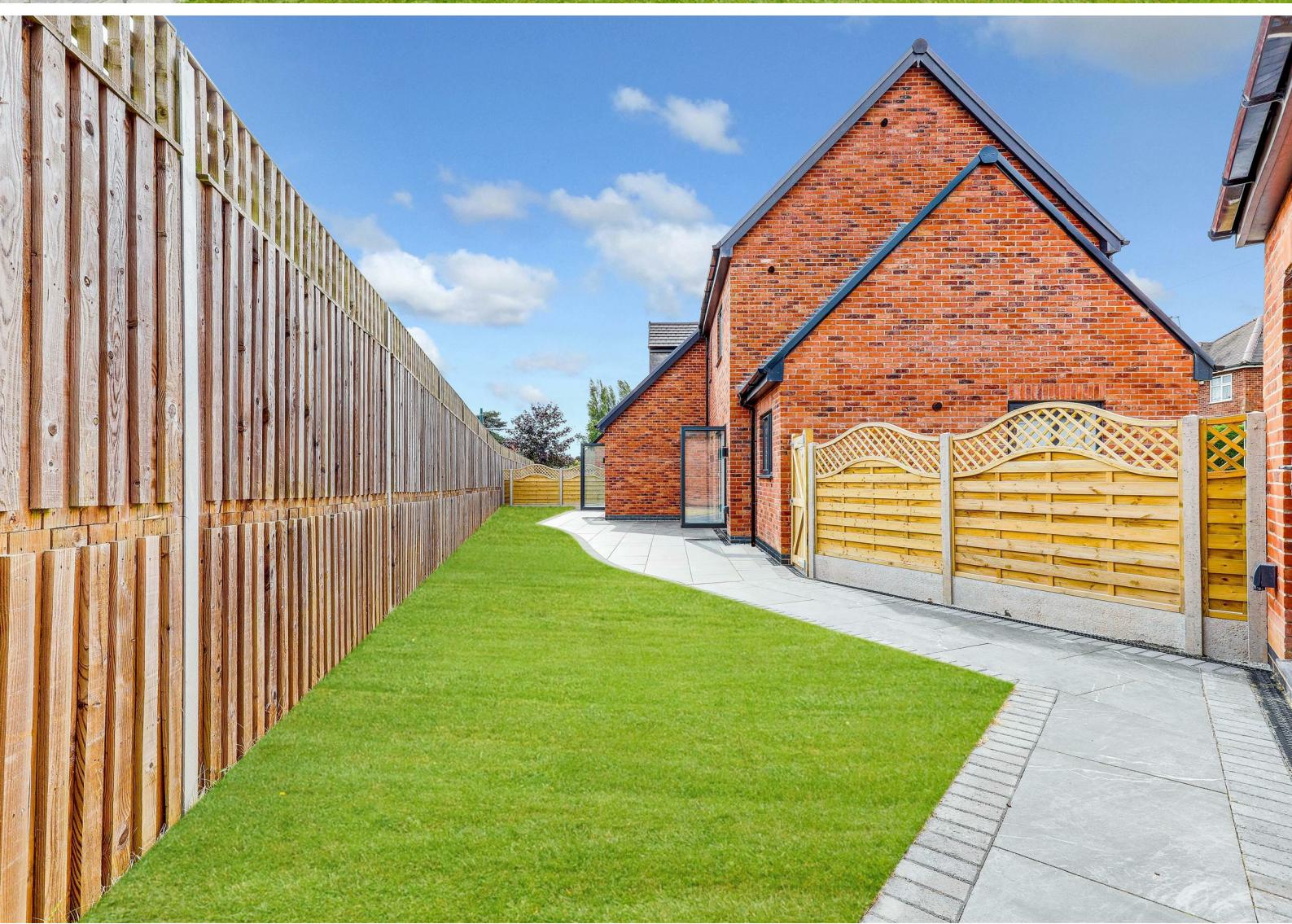
NO UPWARD CHAIN





- Detached New Build House
- Four Double Bedrooms
- Stylish Open Plan Kitchen Diner With Integrated Appliances
- Utility & W/C
- Two Reception Rooms
- Three Modern Bathroom Suites
- Underfloor Heating
- Driveway & Double Garage
- Landscaped Garden
- Quiet Cul-De-Sac Location





## GROUND FLOOR

### Entrance Hall

10'0" x 9'9" (3.07 x 2.98)

The entrance hall has tiled flooring with underfloor heating, a wall-mounted digital thermostat, carpeted stairs, recessed spotlights, UPVC double-glazed obscure flanking windows, and a single composite door providing access into the accommodation.

### W/C

4'9" x 2'11" (1.47 x 0.89)

This space has a concealed dual flush W/C, floor-to-ceiling tiles, tiled flooring, a wash basin with fitted storage underneath, a wall-mounted LED touch sensor vanity mirror, an extractor fan, and a singular recessed spotlight.

### Study

14'7" x 10'8" (4.47 x 3.26)

The study has a UPVC double-glazed bay window to the front elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, and recessed spotlights.

### Living Room

20'0" x 13'2" (6.11 x 4.03)

The living room has carpeted flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights, a TV point, and an aluminium framed bi-folding door opening out to the garden.

### Kitchen Diner

20'0" x 19'8" (6.11 x 6.00)

The kitchen has a range of fitted handleless base and wall units with Granite worktops and a central breakfast bar island, under-cabinet lighting, a Belfast sink with a swan neck mixer tap and draining grooves, an integrated double electric oven, an integrated microwave-oven, an integrated coffee machine, an induction hob with an angled extractor fan, an integrated wine fridge, a freestanding American-style fridge freezer, plinth lighting, tiled flooring with underfloor heating, a wall-mounted digital thermostat, recessed spotlights, feature pendant lights over the breakfast bar, space for a dining / seating area, UPVC double-glazed windows to the front and side elevation, and an aluminium-framed bi-folding door opening out to the rear garden.

### Utility Room

6'11" x 6'6" (2.13 x 1.99)

The utility room has a range of fitted handleless base and wall units with Granite worktops, an undermount sink with a swan neck mixer tap and draining grooves, an integrated washing machine, an integrated tumble-dryer, recessed spotlights, an extractor fan, tiled flooring, and a single UPVC door providing access to the garden.

## FIRST FLOOR

### Landing

14'2" x 7'10" (4.33 x 2.41)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights, an in-built airing cupboard which houses the hot water cylinder, a glass-panelled banister, and provides access to the first floor accommodation.

### Bedroom Two

14'8" x 11'11" (4.49 x 3.64)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed spotlights, a radiator, bedside reading lamps, a TV point, and access into the second en-suite.

### En-Suite Two

10'1" x 3'10" (3.35 x 1.19)

The second en-suite has a concealed dual flush W/C, a wash basin with fitted storage underneath, an electrical shaving point, a wall-mounted LED vanity mirror, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Three

13'8" x 12'2" (4.18 x 3.71)

The third bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, recessed spotlights, a TV point, and a bedside reading lamps.

### Bedroom Four

13'1" x 10'2" (4.00 x 3.12)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights, a TV point, and bedside reading lamps.

### Bathroom

12'1" x 5'10" (3.69 x 1.78)

The bathroom has a concealed dual flush W/C, a wash basin with fitted storage underneath, an electrical shaving point, a wall-mounted LED vanity mirror, a double-ended bath with floor standing mixer taps and a handheld shower head, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

### Landing

7'10" x 4'5" (2.39 x 1.37)

This part of the landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and provides access to the second floor accommodation.

## SECOND FLOOR

### Master Bedroom

20'7" x 11'10" (6.29 x 3.62)

The main bedroom has carpeted flooring, a radiator, three Velux windows, recessed spotlights, a glass-panelled banister, eaves storage, and access into the main en-suite.

### En-Suite

12'0" x 9'5" (3.67 x 2.88)

The main en-suite has a concealed dual flush W/C, a double wash basin with fitted storage underneath, an electrical shaving point, a wall-mounted LED vanity mirror, a double-ended bath with floor standing mixer taps and a handheld shower head, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a chrome heated towel rail, an extractor fan, recessed spotlights, and two Velux windows.

## OUTSIDE

### Front

To the front of the property is a driveway with access into the detached garage, an electric car-charging point, lawned areas, courtesy lighting, and a storm porch leading to the front door.

### Garage

18'3" x 12'5" (5.58 x 3.79)

The garage has ceiling strip lights, power points, a single UPVC door to access the garden, and an electric operated roller shutter door opening out onto the front driveway.

### Rear

To the rear of the property is a private enclosed garden with a grey patio area, courtesy lighting, an external power socket, a lawn, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Phone Signal – Mostly 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Medium risk

Non-Standard Construction – No

Any Legal Restrictions – N/A

Other Material Issues - N/A

## DISCLAIMER

Council Tax Band Rating -Broxtowe Borough Council - Band TBC (New build)

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

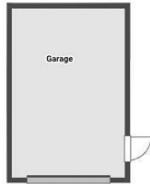
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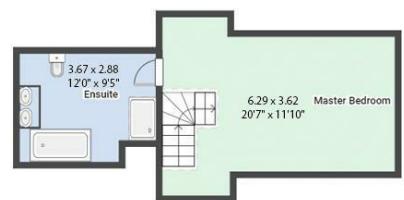
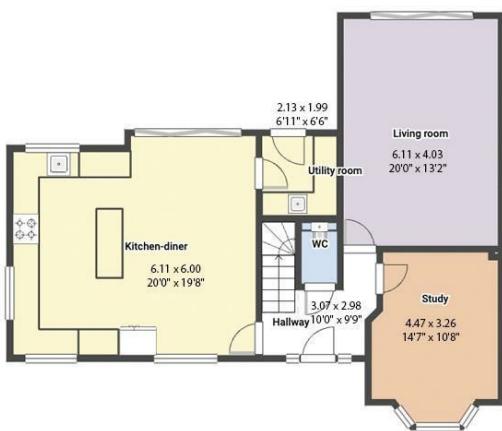
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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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