

HoldenCopley

PREPARE TO BE MOVED

Mountbatten Way, Chilwell, Nottinghamshire NG9 6RX

Guide Price £425,000

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****GUIDE PRICE: £425,000 - £450,000****

THE PERFECT FAMILY HOME...

This stunning four-bedroom detached house is an ideal home for a growing family, offering spacious and beautifully presented living spaces throughout. Located in the highly sought-after Chilwell area, it is close to a variety of local amenities, including the scenic Attenborough Nature Reserve, highly regarded school catchments, and excellent commuting links. The ground floor boasts a welcoming entrance hall, a convenient W/C, a bright and airy living room, and a modern kitchen fitted with sleek units and integrated appliances. The kitchen seamlessly flows into a dining area, enhanced by skylight windows and bi-folding doors that fill the space with natural light and provide easy access to the garden. Upstairs, you will find four good-sized bedrooms, including a master with an en-suite, alongside a stylish family bathroom. Outside, a private enclosed garden features a well-maintained lawn, a patio area perfect for outdoor dining, and gated access leading to a driveway and garage, offering both privacy and convenience.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen With Integrated Appliances
- Open Plan Dining Area With Bi-Folding Doors
- Ground Floor W/C
- Two Bathrooms
- Well-Maintained Garden
- Driveway & Garage
- Popular Location





GROUND FLOOR

Entrance Hall

6'1" x 14'4" (1.86m x 4.38m)

The entrance hall has wooden flooring, carpeted stairs with decorative wooden spindles, coving to the ceiling, a wall-mounted consumer unit, and a composite door providing access into the accommodation.

W/C

3'10" x 6'1" (1.17m x 1.86m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, wooden flooring, a radiator, a wall-mounted security alarm panel, and a UPVC double-glazed obscure window to the rear elevation.

Living Room

10'5" x 18'6" (3.18m x 5.64m)

The living room has dual-aspect UPVC double-glazed window to the front and side elevation, carpeted flooring, a TV point, coving to the ceiling, a radiator, and a feature fireplace with a decorative surround.

Kitchen

16'3" x 9'0" (4.97m x 2.75m)

The kitchen has a range of fitted gloss base and wall units with Quartz worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated Neff double oven, an induction hob, an integrated dishwasher, an integrated fridge freezer, plinth lighting, under-cabinet lighting, a radiator, and open plan to the dining area.

Dining Area

16'10" x 12'4" (5.15m x 3.77m)

The dining area has a partial-vaulted ceiling with two skylight windows, recessed spotlights, a TV point, a radiator, a UPVC double-glazed window to the side elevation, and a bi-folding door opening out to the rear garden.

FIRST FLOOR

Landing

12'0" x 6'1" (3.66m x 1.87m)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and provides access to the first floor accommodation.

Master Bedroom

15'6" x 10'6" (4.73m x 3.22m)

The main bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, an in-built cupboard, an in-built wardrobe, and access into the en-suite.

En-Suite

4'8" x 9'1" (1.44m x 2.79m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure, tiled flooring, partially tiled walls, a radiator, an electrical shaving point, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

9'10" x 11'1" (3.00m x 3.38m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Three

9'8" x 9'1" (2.97m x 2.79m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Four

5'7" x 9'1" (1.71m x 2.79m)

The fourth bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, access to the loft.

Bathroom

7'5" x 6'2" (2.28m x 1.89m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture, partially tiled walls, wood-effect flooring, an electrical shaving point, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

To the side of the property is a private enclosed garden has a sandstone patio area, courtesy lighting, a lawn, various plants, and gated access to the driveway and garage.

Garage

18'2" x 8'3" (5.54m x 2.52m)

The garage, situated within the coach house to the side, has an up and over door opening out onto the driveway.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (Upload)

Phone Signal – mostly 4G network coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – Very low risk of flooding

Non-Standard Construction – Yes - Brick Built to rear and side. Front side and extension are concrete block built with external render

Any Legal Restrictions – The Garage is located under a coach house so therefore it is freehold property and driveway, but the garage is leasehold. No ground rent payable, no access restrictions in place.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

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.

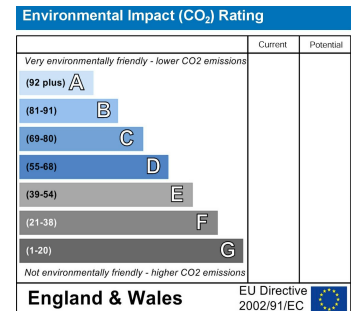
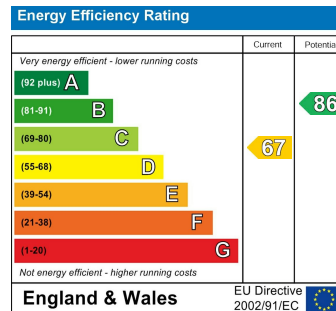
The vendor has advised the following:

Property Tenure is Freehold

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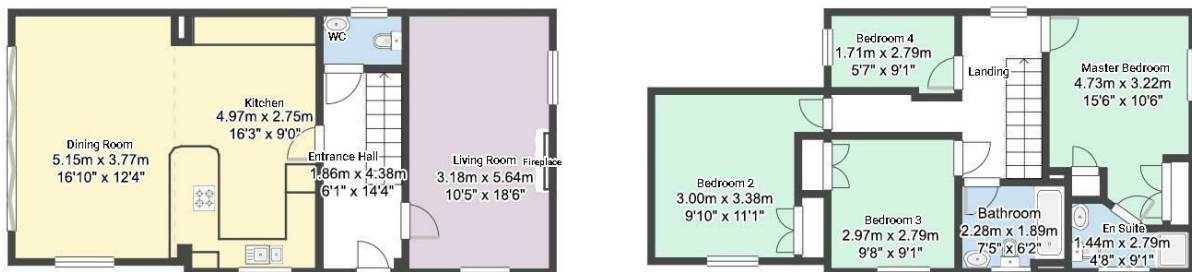
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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