

# HoldenCopley

PREPARE TO BE MOVED

Chartwell Grove, Mapperley, Nottinghamshire NG3 5RD

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Guide Price £615,000



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GUIDE PRICE £615,000 - £650,000

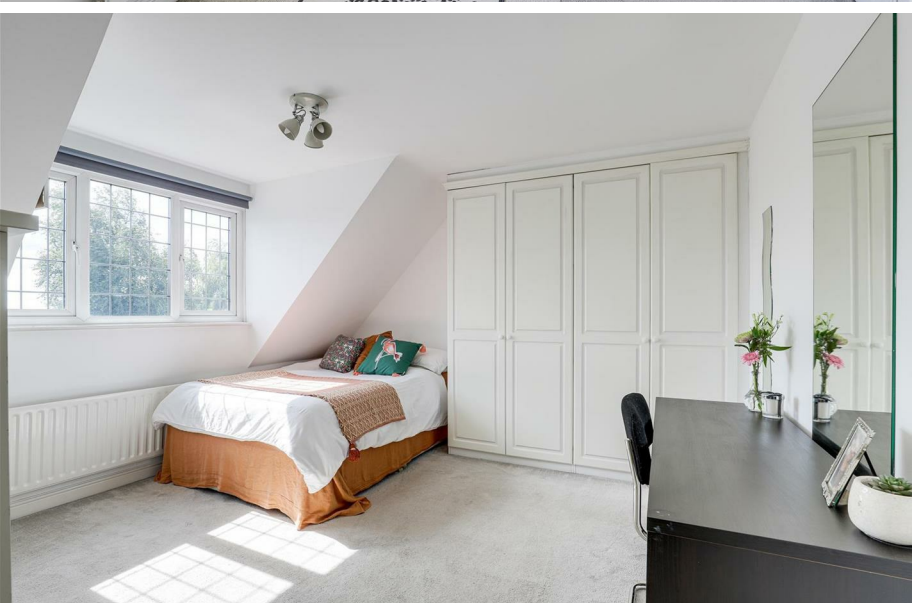
PREPARE TO BE IMPRESSED...

Welcome to this exquisite four-bedroom detached house, a true embodiment of modern elegance and sophisticated living. With its impeccable presentation, this home offers a lifestyle of comfort and luxury. Upon entering, you are greeted by a welcoming porch leading to a spacious hallway, setting the tone for the rest of this remarkable residence. The heart of the home is the open plan lounge/diner and benefits from a feature fireplace that adds a touch of warmth and charm. Adjacent to the lounge/diner is a versatile family room, offering an additional area for relaxation and leisure. The modern fitted kitchen stands as a testament to both functionality and style, boasting top-of-the-line appliances and sleek cabinetry that cater to the culinary enthusiast. A conveniently located W/C on this floor adds practicality to this splendid space. Ascend the stairs to the first floor, where four generously proportioned bedrooms await. The stylish four-piece bathroom suite reflects a commitment to elegance and comfort, featuring modern fixtures and tasteful design. The master bedroom takes luxury to the next level with its own en-suite bathroom, offering a private oasis for the homeowner. This residence is not only remarkable indoors but extends its allure to the outdoors as well. A large driveway welcomes you upon arrival, providing ample parking for you and your guests. The double garage offers secure storage and parking options. Step into the generous-sized private enclosed garden, a haven of serenity and beauty. A stone paved patio area beckons for outdoor entertaining, offering a perfect spot for al fresco dining and relaxation. The well-maintained lawn is a canvas for your outdoor activities and landscaping dreams. Situated in the sought after location of Mapperley, just a stone's throw away from the scenic Gedling Country Park as well as local shops, eateries and excellent transport links.

MUST BE VIEWED







- Substantial Detached House
- Four Bedrooms
- Open Plan Lounge/Diner & Family Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Stylish Bathroom Suite & En-Suite
- Generous-Sized Private Enclosed Garden
- Driveway & Double Garage
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

6'6" x 3'11" (2.00 x 1.20)

The porch has tiled flooring, recessed spotlights and double obscure French doors providing access into the accommodation

### Hallway

17'11" x 10'1" (max) (5.48 x 3.09 (max))

The hallway has tiled flooring, carpeted stairs, a radiator and an in-built storage cupboard

### Lounge/Diner

29'0" x 13'3" (8.84 x 4.05)

The lounge/diner has tiled flooring, a feature fireplace with a decorative surround, a TV point, two radiators, coving to the ceiling, a UPVC double glazed window to the front elevation and UPVC double French doors providing access to the rear garden

### Family Room

12'11" x 10'7" (3.96 x 3.25)

The family room has tiled flooring, coving to the ceiling and UPVC double French doors providing access to the rear garden

### Kitchen

15'10" x 14'6" (4.84 x 4.43)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated combination microwave oven, an integrated electric hob, an extractor hood, an integrated dishwasher, space for an American-style fridge freezer, space for a dining table, internal access to the garage, a radiator, tiled flooring, recessed spotlights, two UPVC double glazed windows to the side and rear elevations and a single door providing access to the rear garden

### W/C

4'8" x 4'1" (1.43 x 1.27)

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, tiled splashback and tiled flooring

## FIRST FLOOR

### Landing

14'6" x 7'2" (4.44 x 2.19)

The landing has carpeted flooring, an in-built storage cupboard, a radiator and provides access to the loft and first floor accommodation

### Master Bedroom

14'4" x 13'9" (4.37 x 4.21)

The master bedroom has carpeted flooring, a range of in-built wardrobes, an over bed storage unit, access to the en-suite, coving to the ceiling and a UPVC double glazed window to the rear elevation

### En-Suite

8'7" x 7'9" (2.63 x 2.37)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, a wall-mounted LED mirror, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the front elevation

### Bedroom Two

13'3" x 12'5" (4.06 x 3.81)

The second bedroom has carpeted flooring, two fitted wardrobes, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Three

12'4" x 12'1" (3.77 x 3.70)

The third bedroom has carpeted flooring, two fitted wardrobes, an in-built storage cupboard, a radiator and a UPVC double glazed window to the front elevation

### Bedroom Four

12'11" x 8'8" (3.95 x 2.66)

The fourth bedroom has carpeted flooring, a fitted wardrobe, a radiator and a UPVC double glazed window to the rear elevation

### Bathroom

9'2" x 8'6" (2.81 x 2.60)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a freestanding bath with a hand-held shower fixture, a chrome heated towel rail, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the front elevation

## OUTSIDE

## Front

To the front of the property is a well-maintained lawn, a range of plants and shrubs, a large block paved driveway with access to the double garage providing ample off-road parking, courtesy lighting and gated access to the rear garden

## Garage

20'0" x 14'2" (6.11 x 4.34)

The garage has space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler, multiple power points, lighting, a window to the side elevation and two up-and-over doors providing access

## Rear

To the rear of the property is a generous-sized private enclosed garden with a stone paved seating area, a well-maintained lawn, a range of mature plants and shrubs, courtesy lighting and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Gedling 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.

## POTENTIAL FOR FURTHER DEVELOPMENT

The property also has options for potential development.

Granny annexe or dwelling to the rear of the garden, having access off Mapperley Plains. Subject to planning.

