

# HoldenCopley

PREPARE TO BE MOVED

Chestnut Grove, Gedling, Nottinghamshire NG4 3JB

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Offers Over £360,000



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## SEMI-DETACHED HOUSE...

This Victorian semi-detached residence has a seamless blend of contemporary comforts and original charm, including striking exposed wooden flooring, it exemplifies a high standard of presentation throughout. Spread across three floors, this property offers an abundance of living space, catering perfectly to the needs of a family. Nestled in a sought-after locale with convenient access to local amenities, schools, and transportation hubs, this home demands inspection to truly grasp its allure. On the ground floor, an inviting entrance hall leads to a cosy living room adorned with a captivating fireplace, a dining room featuring exquisite exposed wooden flooring, and a modern kitchen boasting French doors that open onto the rear garden. Completing this level are a utility room and a convenient ground floor W/C. Ascending to the first floor, three generously proportioned bedrooms are serviced by a well-appointed three-piece bathroom suite. The second floor unveils an additional double bedroom and an office space, offering versatility to accommodate various lifestyle needs. Externally, the property features a driveway at the front providing off-road parking for two cars alongside a garage. The rear of the property hosts an enclosed garden adorned with a brick-built outhouse and a glazed garden shed, enhancing the outdoor living experience.

MUST BE VIEWED







- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility
- Three-Piece Bathroom Suite & Ground Floor W/C
- Garage & Off-Street Parking
- Enclosed Rear West Facing Garden
- Versatile Outhouse & Shed
- Well-Presented Throughout
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has exposed wooden flooring, coving to the ceiling, a dado rail, a radiator, carpeted stairs, and a single door providing access into the accommodation

### Living Room

14'5" into bay x 13'1" (4.40m into bay x 3.99m)

The living room has a UPVC double bay window to the front elevation, a further UPVC double glazed window to the side elevation, a Victorian slate fireplace surround, a TV point, coving to the ceiling, a ceiling rose, a radiator, and carpeted flooring.

### Dining Room

12'6" x 10'7" (3.81m x 3.23m)

The dining room has two UPVC double glazed windows to the side and rear elevation, coving to the ceiling, a ceiling rose, a radiator, and exposed wooden flooring.

### Kitchen

16'10" x 10'1" (5.15m x 3.08m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with mixer taps, an integrated oven and grill, a five burner gas hob with an extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, partially tiled walls, solid wood flooring, recessed spotlights, a radiator, a block glass window and a UPVC double glazed window to the side elevation and French doors opening out to the garden.

### Utility Room

9'3" x 9'0" (2.84m x 2.76m)

The utility room has fitted base units with worktops, a composite sink with mixer taps and drainer, space and plumbing for a washing machine, space for a tumble dryer, a wall mounted Worcester Bosch boiler, a radiator, tiled splashback, quarry tiled flooring, and a UPVC double glazed window to the side elevation.

### W/C

This space has a window to the rear elevation, a concealed flush W/C, partially wood panelled walls, and vinyl flooring.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a dado rail, a radiator, and provides access to the first floor accommodation.

### Bedroom One

14'7" into bay x 16'2" (4.46m into bay x 4.94m)

The first bedroom has a UPVC double glazed window and a UPVC double glazed bay window to the front elevation, two fitted wardrobes, coving to the ceiling, a ceiling rose, a radiator, and carpeted flooring.

### Bedroom Two

12'5" x 10'8" (3.80m x 3.27m)

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

### Bedroom Three

10'5" x 8'6" (3.18m x 2.61m)

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

### Bathroom

7'7" x 6'11" (2.33m x 2.11m)

The bathroom has UPVC double glazed obscure windows to the side elevation, a low level dual flush W/C, a pedestal wash basin, a corner fitted bath with a wall-mounted shower fixture, recessed spotlights, an electrical shaving point, a heated towel rail, partially tiled walls, and tiled flooring.

## SECOND FLOOR

### The Upper Landing

The upper landing has two Velux window and is currently being used as an office space eaves storage, a radiator, wall-mounted shelving, a dado rail, carpeted and wood-effect flooring, a loft hatch,, and provides access to the second floor accommodation

### Bedroom Four

13'9" x 10'8" (4.21m x 3.26m)

The fourth bedroom has a UPVC double glaze window to the side elevation, a radiator, eaves storage, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a block paved driveway providing off-road parking for two vehicles and a brick-built garage with an electrical supply and an up-and-over door.

### Rear

To the rear of the property is a private enclosed garden with a lawn, a patio, a range of plants and shrubs, a brick-built outhouse and a large wooden shed with glazed windows, and fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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:

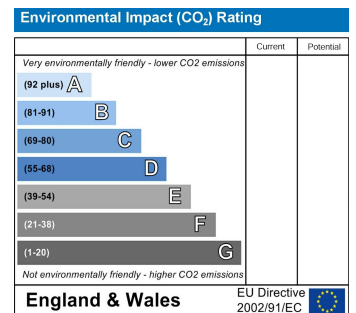
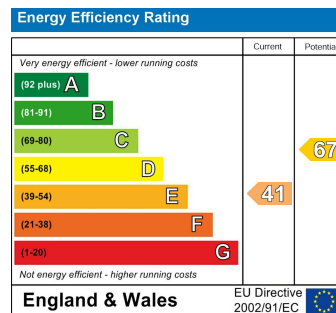
Property Tenure is Freehold

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# Chestnut Grove, Gedling, Nottinghamshire NG4 3JB

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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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