

HoldenCopley

PREPARE TO BE MOVED

Chestnut Grove, Mapperley Park, Nottinghamshire NG3 5AD

Guide Price £650,000 - £750,000

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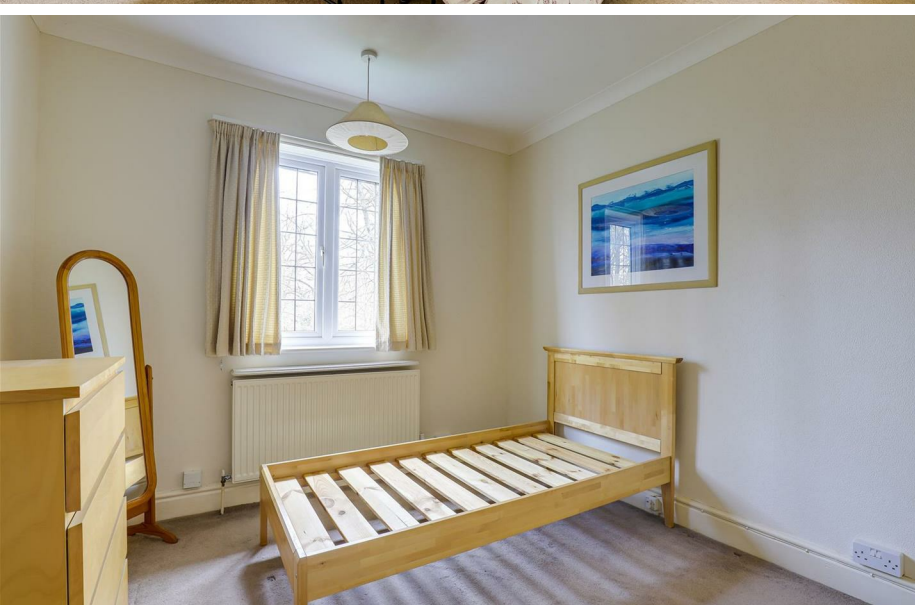
GUIDE PRICE £650,000 - £700,000

STUNNING HOME...

Introducing this charming four-bedroom detached house, offered with no upward chain, situated on a generously sized corner plot in a highly sought-after location just moments away from Nottingham City Centre. Perfectly positioned for convenience, this property is surrounded by an array of shops, eateries, and local amenities, with the picturesque Arboretum Park within walking distance. Excellent transport links, including the train station, and a selection of schools, including The High School, further enhance the appeal of this desirable location. Upon entering, you are greeted by an inviting entrance porch leading to a hallway, setting the tone for the spacious accommodation within. The first two reception rooms offer ample living space and boast beautiful large bay windows overlooking the rear garden, creating a warm and welcoming atmosphere complemented by feature fireplaces. Another reception room provides access to the conservatory, a delightful space to unwind and enjoy garden views. The kitchen is a functional space with ample storage, seamlessly flowing into the bright and airy dining room, perfect for entertaining guests. Completing the ground floor is a convenient utility room and W/C. Ascending to the upper level, a large landing provides access to three double bedrooms and a good-sized single bedroom. The property benefits from a three-piece bathroom suite, with an additional four-piece shower room next door for added convenience. Off the landing, is access to the loft room, offering versatile usage options. Outside, the property boasts an impressive garden on a corner plot, featuring two separate driveways, granting access to the garden, a well-maintained lawn, and a variety of plants and shrubs. To the rear, the spacious plot of land includes multiple patio seating areas, and a variety of established plants, shrubs & trees crafting a private haven for outdoor enjoyment.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Four Reception Rooms
- Conservatory
- Utility Room & Ground Floor W/C
- Bathroom & Shower Room
- Loft Space
- Driveway & Garage
- No Upward Chain
- Sought-After Location





GROUND FLOOR

Entrance Porch

3'4" x 9'10" (1.02m x 3.02m)

The porch has carpeted flooring, a radiator, coving to the ceiling, an in-built storage cupboard, two double-glazed windows to the rear elevation and a single door providing access into the accommodation.

Hall

8'5" x 12'0" (2.58m x 3.68m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a picture rail and double doors providing access from the porch.

Sitting Room

14'5" x 16'11" (4.41m x 5.17m)

The sitting room has carpeted flooring, two radiators, ceiling coving, a picture rail, a feature fireplace with a decorative surround, a double-glazed window to the side elevation and a double-glazed bay window to the rear elevation.

Study

12'7" x 14'5" (3.86m x 4.41m)

The study has carpeted flooring, a radiator, coving to the ceiling, a picture rail, a feature fireplace with a decorative surround and a double-glazed bay window to the rear elevation.

Morning Room

9'11" x 21'1" (3.04m x 6.45m)

The morning room has carpeted flooring, a radiator, a picture rail, an in-built storage cupboard, access to the conservatory and a double-glazed window to the front elevation.

W/C

5'10" x 3'10" (1.79m x 1.18m)

This space has a low level flush W/C, a vanity storage unit with a wash basin, a radiator, partially tiled walls, wood-effect flooring and a double-glazed window to the front elevation.

Conservatory

12'9" x 10'5" (3.90m x 3.18m)

The conservatory boasts tiled flooring, a radiator, UPVC double-glazed roof and windows, and double French doors leading to the garden.

Kitchen

9'11" x 12'11" (3.04m x 3.95m)

The kitchen is equipped with a variety of fitted base and wall units featuring rolled-edge worktops. It includes a stainless steel sink and a half with a drainer and swan neck mixer tap, an integrated oven, gas hob, and extractor fan. There's also space and plumbing for a dishwasher. The kitchen is illuminated with recessed spotlights and adorned with partially tiled walls and tiled flooring. It offers open access to the dining room.

Utility Room

10'0" x 3'7" (3.05m x 1.11m)

The utility room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and taps, space and plumbing for a washing machine, partially tiled walls, an extractor fan, carpeted flooring and a double-glazed window to the front elevation.

Dining Room

7'0" x 13'0" (2.14m x 3.98m)

The dining room features tiled flooring, a radiator, recessed spotlights, a Velux window, UPVC double-glazed windows surrounding it, and double French doors that open to the garden.

FIRST FLOOR

Landing

8'9" x 8'5" (2.68m x 2.59m)

The landing has carpeted flooring, two radiators, a picture rail, access to the first-floor accommodation, access to the boarded loft with courtesy lighting via a dropdown ladder, access to the loft room via a dropdown ladder, and a double-glazed window to the rear elevation.

Master Bedroom

12'7" x 11'11" (3.86m x 3.64m)

The main bedroom has carpeted flooring, a radiator, a picture rail, an original open fireplace and a UPVC double-glazed window to the rear elevation.

Bedroom Two

16'10" x 11'11" (5.14m x 3.64m)

The second bedroom has carpeted flooring, two radiators, an original open fireplace, ceiling coving, a selection of fitted wardrobes and two UPVC double-glazed windows to the rear and side elevations.

Bedroom Three

11'6" x 9'11" (3.51m x 3.03m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, an original open fireplace and a UPVC double-glazed window to the side elevation.

Bedroom Four

9'11" x 8'5" (3.03m x 2.58m)

The fourth bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes and a UPVC double-glazed window to the side elevation.

Bathroom

8'6" x 6'3" (2.61m x 1.93m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, two radiators, recessed spotlights, ceiling coving, tiled walls, wood-effect flooring and two UPVC double-glazed windows to the front elevation.

Shower Room

8'11" x 6'7" (2.74m x 2.01m)

The shower room features a low-level flush W/C, a pedestal wash basin, a bidet, and a shower enclosure with fixtures. Additionally, it includes an in-built storage cupboard, a radiator, partially tiled walls, ceiling coving, recessed spotlights, wood-effect flooring, and two UPVC double-glazed windows to the front elevation.

SECOND FLOOR

Loft

15'8" x 14'5" (4.78m x 4.39m)

The loft space has carpeted flooring, a wall-mounted electric heater and a Velux window.

OUTSIDE

Front

At the front of the property, there's a corner plot featuring an enclosed garden with two distinct driveways leading to the front and side. The area provides access to the garage with a power supply & courtesy lighting, showcases a variety of plants and shrubs, includes a lawn, courtesy lighting, and is bordered by fence panelling.

Rear

The rear of the property boasts a spacious plot of land, featuring a lush lawn, an array of mature plants and trees, multiple paved patio areas, and four sheds for extra storage capacity. One of the sheds is securely built and includes large bespoke shelving for organised storage solutions.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 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 -Nottingham City 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.

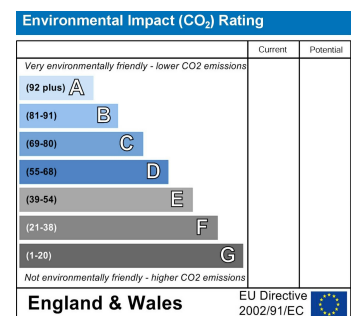
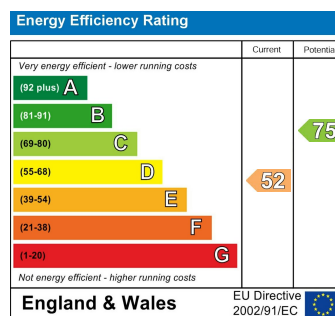
The vendor has advised the following:

Property Tenure is Freehold

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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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