

HoldenCopley

PREPARE TO BE MOVED

Spencer Avenue, Chartwell Heights, Mapperley, Nottinghamshire NG3

Guide Price £475,000 - £500,000

Spencer Avenue, Chartwell Heights, Mapperley, Nottinghamshire NG3 5SP



GUIDE PRICE £475,000 - £500,000

FOREVER FAMILY HOME...

This beautiful detached four-bedroom property offers a harmonious blend of spacious indoor and outdoor living areas, making it an ideal choice for families in search of their forever home! Boasting impeccable presentation throughout, it showcases a host of modern features including a convenient home office, a fully fitted utility room, and contemporary kitchen suites. Nestled in the sought-after location of Mapperley, residents benefit from close proximity to the picturesque Gedling Country Park, as well as local shops, eateries, and excellent transport links to the city centre and surrounding areas. The ground floor of the property features a welcoming entrance hall leading to a modern kitchen diner with an adjoining fully equipped utility room, a cosy living room with French doors opening out to the rear garden, a convenient home office, and a ground floor WC. Upstairs, the spacious master bedroom is complemented by a modern shower room suite, while three additional bedrooms are serviced by a shower room en-suite and a luxurious four-piece family bathroom suite. Externally, the property boasts a double garage and ample off-road parking to the front, while the rear offers a private enclosed garden with a lush lawn and a patio seating area, providing the perfect setting for outdoor relaxation during the warmer months.

MUST BE VIEWED





- Detached Family Home
- Four Double Bedrooms
- Kitchen Diner With Separate Utility Room
- Home Office
- Three Bathrooms & Ground Floor WC
- Wrap Round Enclosed Gardens
- Driveway & Double Garage
- Sought After Location Within Mapperley
- Excellently Presented
- Must Be Viewed





GROUND FLOOR

Hallway

The entrance hall has laminate flooring, coving to the ceiling, recessed spotlights, a radiator, an in-built cupboard, carpeted stairs, a UPVC double glazed window to the front elevation and a composite door to provide access into the property

Office

7'8" x 6'3" (2.36 x 1.93)

The office has carpeted flooring, a radiator and a circular window to the front elevation

Living Room

20'2" x 11'5" (6.15 x 3.48)

The living room has carpeted flooring, coving to the ceiling, a radiator, a TV point, wall mounted light fixtures, a UPVC double glazed window to the rear elevation and UPVC double glazed French doors to access the rear of the property

WC

6'10" x 3'1" (2.09 x 0.94)

This space has wood effect flooring, a low level flush WC, a wall mounted wash basin and an extractor fan

Kitchen Diner

23'3" x 11'5" (7.10 x 3.50)

The kitchen diner has wooden flooring, a range of fitted base and wall units with wooden countertops, a stainless steel sink with a drainer and mixer taps, two integrated ovens with a gas hob and extractor hood, an integrated dishwasher, space for an American style fridge freezer, recessed spotlights, space for a dining table, a TV point, UPVC double glazed windows to the side elevations and UPVC double glazed French doors to access the rear garden

Utility

12'7" x 8'7" (3.85 x 2.62)

The utility room has herringbone wood effect flooring, a range of fitted base and wall units with fitted countertops, a sink with a drainer and a rose gold mixer tap, space and plumbing for a washing machine and tumble dryer, a wall mounted boiler, a vertical radiator, recessed spotlights, loft access and a UPVC double glazed window to the side elevation

FIRST FLOOR

Landing

23'11" x 3'3" max (7.29 x 1.00 max)

The landing has carpeted flooring, coving to the ceiling, recessed spotlights, loft access, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

11'9" x 11'6" (3.59 x 3.52)

The main bedroom has carpeted flooring, coving to the ceiling, a radiator, a TV point, a UPVC double glazed window to the rear elevation and provides access into the en-suite

En-Suite

7'9" x 3'0" (2.37 x 0.92)

The en-suite has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a shower enclosure with a wall mounted shower fixture and bi-folding glass shower screen, partially tiled walls, an extractor fan and recessed spotlights

Bedroom Two

16'7" x 7'8" max (5.06 x 2.34 max)

The second bedroom has carpeted flooring, recessed spotlights, a radiator, a TV point, two UPVC double glazed windows to the front elevation and provides access into the en-suite

En-Suite

7'7" x 3'0" (2.32 x 0.93)

The en-suite has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a shower enclosure with a wall mounted shower fixture and bi-folding glass shower screen, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the front elevation

Bedroom Three

11'5" x 9'9" (3.48 x 2.99)

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

Bedroom Four

11'5" x 10'0" (3.49 x 3.06)

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

Bathroom

11'5" x 7'8" (3.50 x 2.35)

The bathroom has tiled flooring, a low level flush WC, a vanity wash basin with stainless steel mixer taps, a tiled in jacuzzi bath, a walk in shower enclosure with a wall mounted shower fixture, recessed spotlights, a vertical radiator, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway to provide ample off road parking, a double garage, a lawn and direct access to the rear of the property

Garage

22'11" x 17'3" max (7.00 x 5.27 max)

The garage benefits from a double garage with two up and over garage doors, electricity, lighting and UPVC double glazed windows to the front elevations

Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, courtesy lighting, panelled fencing and an outdoor tap

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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:

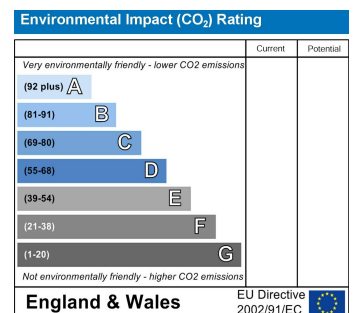
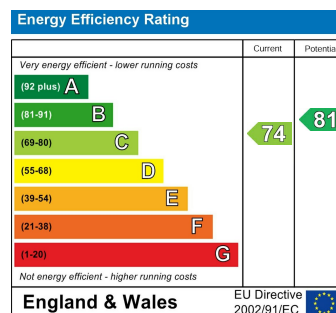
Property Tenure is Freehold

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.





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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk