

# HoldenCopley

PREPARE TO BE MOVED

Chedington Avenue, Mapperley, Nottinghamshire NG3 5SG

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**Guide Price £550,000**

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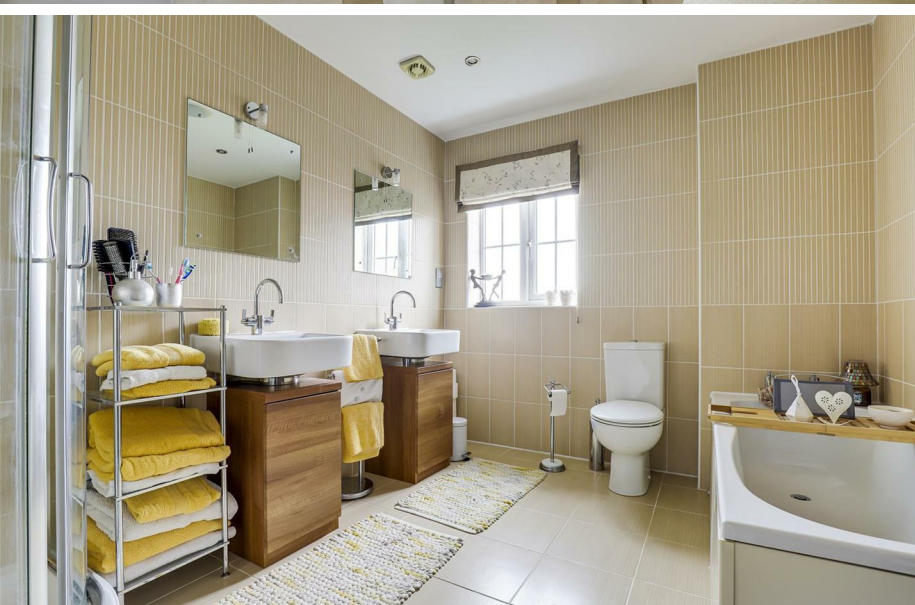
GUIDE PRICE: £550,000

PREPARE TO BE IMPRESSED...

With this stunning and striking family home situated within a highly sought-after location just a stone's throw away from excellent schools including Arnold Hill Academy and many more as well as being within close proximity to various local amenities, regular transport links, popular eateries and easy commuting links. Internally, to the ground floor there is an entrance hall, three reception rooms and a stylish fitted kitchen diner with double doors opening out onto the rear patio. The ground floor is complete with a separate utility room and a W/C. To the first floor is a landing providing access to three double bedrooms serviced by two modern bathrooms and ample storage space. Upstairs on the second floor is a further two double bedrooms and a shower room suite. This property benefits from a range of modern fixtures and fittings throughout including in-ceiling speakers, recessed spotlights and much more whilst boasting spacious accommodation spanning across three floors, making this the perfect purchase for anyone looking for their forever family home. Outside to the front of the property is a block-paved driveway providing off-road parking for multiple cars along with access into the double garage and to the rear is a private enclosed landscaped garden featuring multiple patio areas - perfect entertaining space!

MUST BE VIEWED





- Substantial Detached House
- Five Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Utility & W/C
- Three Bathrooms
- Landscaped Garden
- Driveway & Double Garage
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'10" x 8'9" (3.92m x 2.67m)

The entrance hall has carpeted flooring with a recessed entry mat, a wall-mounted security alarm panel, a radiator, an in-built cupboard and a composite door providing access into the accommodation

### W/C

5'6" x 4'7" (1.69m x 1.40m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled flooring, a radiator, tiled splashback and a UPVC double-glazed window to the front elevation

### Kitchen

11'1" x 18'11" (3.38m x 5.77m)

The kitchen has a range of fitted oak shaker-style base and wall units with Granite worktops, an inverted stainless steel sink and a half with a swan neck mixer tap, space for a range cooker, an extractor fan and stainless steel splashback, an integrated dishwasher, space for an American-style fridge freezer, space for a dining / seating area, tiled flooring, a TV point, recessed spotlights, in-ceiling speakers, two radiators, UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden

### Utility Room

The utility room has fitted oak shaker-style base and wall units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, tiled flooring, a radiator, an extractor fan, recessed spotlight and a single UPVC door providing side access

### Living Room

16'4" x 12'10" (4.99m x 3.93m)

The living room has carpeted flooring, a TV point, a feature fireplace with a decorative surround, a radiator, full height UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden

### Dining Room

11'6" x 9'8" (3.52m x 2.95m)

The dining room has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator

### Study

12'11" (max) x 7'9" (3.94m (max) x 2.38m)

The study has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator

## FIRST FLOOR

### Landing

3'9" x 17'0" (1.16m x 5.19m)

The landing has a UPVC double-glazed window to the front elevation, an in-built cupboard, carpeted flooring, a radiator and provides access to the first floor accommodation

### Master Bedroom

13'8" x 11'6" (4.17m x 3.52m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, in-ceiling speakers, fitted floor to ceiling wardrobes and access into the en-suite

### En-Suite

8'2" x 10'5" (2.51m x 3.18m)

The en-suite has a low level dual flush W/C, two wash basins with fitted storage, two wall-mounted vanity mirrors with lighting, a corner fitted shower enclosure with a mains-fed shower, a panelled bath, a chrome heated towel rail, floor to ceiling tiles, recessed spotlights, an extractor fan, an in-ceiling speaker, an electrical shaving point and a UPVC double-glazed window to the rear elevation

### Bedroom Four

11'4" x 14'2" (3.46m x 4.33m)

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

### Bedroom Five

12'9" x 9'10" (3.90m x 3.02m)

The fifth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator

### Bathroom

9'1" x 7'1" (2.77m x 2.16m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a wall-mounted vanity mirror with lighting, a panelled bath, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, floor to ceiling tiles, an extractor fan, recessed spotlights and a UPVC double-glazed window to the rear elevation

## SECOND FLOOR

### Upper Landing

10'9" x 6'5" (3.28m x 1.97m)

The upper landing has a Velux window, carpeted flooring, a radiator, access to the loft and provides access to the second floor accommodation

### Bedroom Two

17'6" x 15'5" (max) (5.35m x 4.70m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, a Velux window, carpeted flooring, a radiator and eaves storage

### Bedroom Three

17'7" x 9'11" (5.36m x 3.03m)

The third bedroom has a UPVC double-glazed window to the front elevation, a Velux window, carpeted flooring, a radiator and an in-ceiling speaker

### Bathroom Two

8'8" x 4'1" (2.64m x 1.24m)

The second bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, a radiator, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights and a Velux window

## OUTSIDE

### Front

To the front of the property is a low maintenance garden with a range of decorative plants and shrubs along with off-road parking and access into the double garage

### Rear

To the rear of the property is a private enclosed garden with multiple patio areas, a lawn, a range of trees, plants and shrubs, courtesy lighting, fence panelling, gated access and a single door into the garage

## 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.

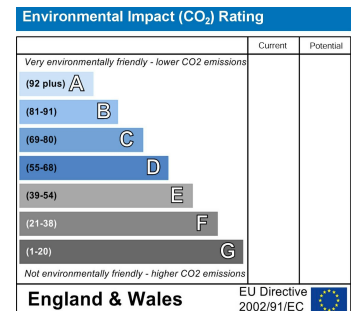
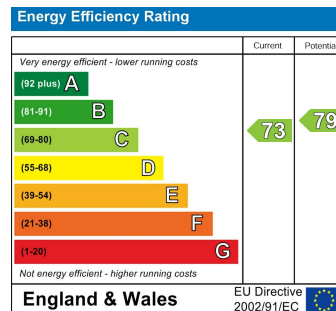
The vendor has advised the following:

Property Tenure is Freehold

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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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