

HoldenCopley

PREPARE TO BE MOVED

Chedington Avenue, Mapperley, Nottinghamshire NG3 5SG

Offers Over £395,000

Chedington Avenue, Mapperley, Nottinghamshire NG3 5SG

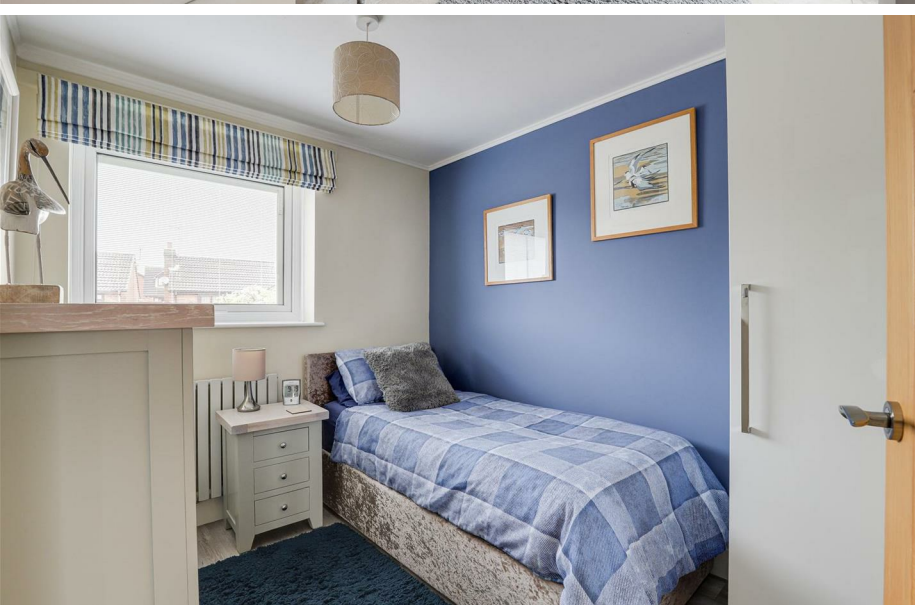


DELUXE BUNGALOW IN SOUGHT-AFTER LOCATION...

This stunning four-bedroom detached bungalow offers spacious and immaculately presented accommodation, boasting a range of premium fixtures and fittings for a truly luxurious living experience. The property is move-in ready, benefiting from electric underfloor heating, solar panels with battery storage, designer radiators, luxury flooring, and Velux windows with solar-panelled blinds, ensuring modern comfort and energy efficiency throughout. Internally, the layout has been thoughtfully designed to provide both practicality and style. The accommodation comprises a welcoming porch and entrance hall, leading to a newly fitted contemporary kitchen complete with integrated appliances. The generous living and dining room offers ample space for entertaining, while the sunroom provides a tranquil retreat with views of the garden. The property also features a convenient WC, a modern shower suite, and a versatile bedroom with double doors opening into a charming garden room. The accommodation is completed by three further well-proportioned bedrooms and a stylish shower suite, boasting a remote-controlled Aqualisa shower for a touch of indulgence. Outside, the property is set back from the road with a private driveway, secured by double electric gates leading to a carport, providing ample off-road parking. To the rear, the enclosed low-maintenance garden offers a delightful outdoor space, perfect for relaxing or entertaining. Situated in a sought-after location of Mapperley, just off Spring Lane and a stone's throw away from the scenic Gedling Country Park, this home enjoys easy access to various local amenities, shops, excellent school catchments, and convenient commuting links.

MUST BE VIEWED





- Detached Bungalow
- Four Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Spacious Living & Dining Room
- Two Shower Suites & Separate WC
- Sunroom With Underfloor Heating
- Garden Room Leading Onto Low Maintenance Garden
- Driveway & Car-Port With Electric Gated Access
- Owned Solar Panels With Battery
- Sought-After Location





ACCOMMODATION

Porch

4'10" x 5'9" (1.49m x 1.77m)

The new porch has grey laminate flooring, UPVC double-glazed obscure windows to the front and side elevation, and a UPVC door providing access into the accommodation.

Entrance Hall

5'9" x 8'7" (1.76m x 2.64m)

The entrance hall has grey laminate flooring, a radiator, a UPVC double-glazed panel window to the front elevation, and a single composite door via the porch.

Kitchen

7'9" x 12'0" (2.37m x 3.67m)

The kitchen has a range of newly-fitted handleless base and wall units with Quartz worktops and splashback, a stainless steel sink with a Quooker mixer tap and drainer, an integrated oven and grill, an integrated combi microwave oven, a warming drawer, a ceramic hob with an extractor fan, an integrated fridge freezer, an integrated dishwasher, grey laminate flooring, recessed spotlights, a UPVC double-glazed window with integral blinds to the front elevation, and a single UPVC door to the side car-port.

Living & Dining Room

12'1" x 23'1" (3.69m x 7.05m)

The open plan living and dining room has LVT flooring, coving to the ceiling, a TV point, a radiator and a vertical radiator, recessed spotlights, a full height UPVC double-glazed window to the rear elevation, and a sliding patio door to the sunroom.

Sunroom

8'4" x 13'3" (2.56m x 4.04m)

The sunroom has ceramic tiled flooring with electric underfloor heating, a wall-mounted digital thermostat, a vertical radiator, a vaulted ceiling, two Velux windows with solar panelled blinds, recessed spotlights, full height UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

WC

2'5" x 4'3" (0.74m x 1.31m)

This space has a concealed dual flush WC, a wash basin with fitted storage cupboard underneath, floor-to-ceiling tiles, and a singular recessed spotlight.

Bedroom Two

12'10" x 8'4" (3.93m x 2.56m)

The second bedroom has ceramic tiled flooring with electric underfloor heating, a radiator, coving to the ceiling, recessed spotlights, two in-built wardrobes, and double French doors opening out to the garden room.

Shower Room Two

5'7" x 3'11" (1.71m x 1.20m)

The shower room has a wash basin with fitted storage underneath, a shower enclosure, a chrome heated towel rail, tiled flooring, waterproof and tiled splashback, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Bedroom One

12'9" x 9'9" (3.89m x 2.98m)

The first bedroom has a UPVC double-glazed window to the rear elevation, grey laminate flooring, a radiator, and fitted wall-to-wall wardrobes.

Bedroom Three

7'6" x 9'3" (2.30m x 2.84m)

The third bedroom has a UPVC double-glazed window with integral blinds to the front elevation, grey laminate flooring, a radiator, and a fitted storage cupboard.

Bedroom Four

9'11" x 10'3" (3.03m x 3.13m)

The fourth bedroom has a UPVC double-glazed window with integral blinds to the front elevation, laminate flooring, a radiator, and a fitted wardrobe.

Shower Room

6'8" x 5'7" (2.05m x 1.71m)

The newly-fitted shower room has a concealed dual flush WC combined with a sunken wash basin and fitted storage underneath, a shower enclosure with a remote-controlled Aqualisa shower, a heated towel rail, LVT flooring with electric underfloor heating, waterproof splashback, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window with integral blinds to the front elevation.

Garden Room

6'6" x 17'5" (1.99m x 5.33m)

The garden room has decked flooring, a glass roof, and open access to the garden.

OUTSIDE

Front

To the front of the property is a driveway with double electric gated access into the car-port, gravelled areas, courtesy lighting, and various shrubs.

Car-Port

27'5" x 12'5" (8.38m x 3.81m)

The tarmaced car-port has power points, security lighting, an outdoor tap, and double electric gated access.

Rear

To the rear of the property is a private enclosed low maintenance garden with patio areas, a gravelled centre, a range of plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

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.

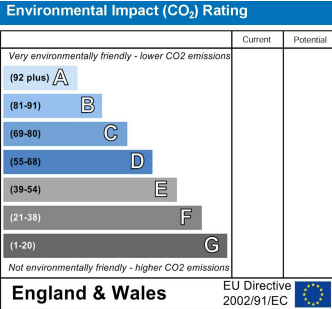
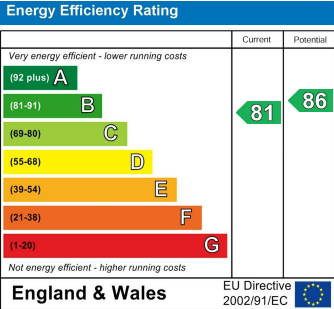
The vendor has advised the following:

Property Tenure is Freehold

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 licence 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.



Chedington Avenue, Mapperley, Nottinghamshire NG3 5SG



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

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.