

# HoldenCopley

PREPARE TO BE MOVED

Chestnut Avenue, Mapperley, Nottinghamshire NG3 6FU

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Guide Price £350,000

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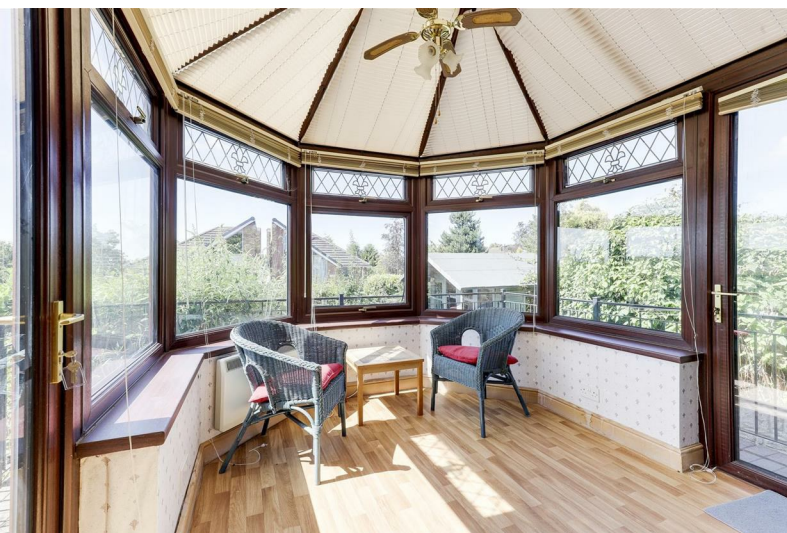


GUIDE PRICE £350,000 - £375,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this four-bedroom detached home is ideal for a growing family looking to add their personal touch and make it their own. Situated at the end of a residential cul-de-sac, in the sought-after area of Mapperley, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and top-rated school catchments. Internally, the ground floor is where the majority of the home is focused. An entrance hall allows access to the living room with a feature fireplace, and sliding doors through to the bright conservatory, which provides access outdoors. As well as access to the dining room, the large fitted kitchen, with space for a breakfast table, and a convenient utility room with access to the rear. An additional hallway provides access to the fitted master bedroom with a walk-in wardrobe and en-suite, a single bedroom - perfect to be utilised as a home office, or a baby's nursery, and a three piece bathroom suite. Upstairs, the first floor houses the remaining two double bedrooms serviced by a three piece bathroom suite, and access to ample loft storage space. Externally, the front of the property benefits from a block-paved driveway, a garage, gated access to the rear, and ample greenery. Meanwhile, the rear garden wraps around the property, offering a raised porch area, a paved patio seating area, and a lawn, alongside a small garden room for storage - the perfect space to enjoy the outdoors!

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Living Room & Conservatory
- Separate Dining Room
- Large Fitted Kitchen & Utility Room
- Two Three-Piece Bathroom Suites
- En-Suite & Walk-In Wardrobe
- Wrap Around Garden
- Off-Street Parking & Garage
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'4" x 4'9" (1.63 x 1.45)

The entrance hall has carpeted flooring and stairs, a radiator, a built-in storage cupboard, coving to the ceiling, and a single composite door providing access into the accommodation.

Living Room

14'7" x 14'6" (4.46 x 4.44)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, coving to the ceiling, a UPVC double-glazed window to the side elevation, and sliding patio doors leading into the conservatory.

Conservatory

8'11" x 8'0" (2.72 x 2.45)

The conservatory has wood-effect flooring, UPVC double-glazed windows to the front, side and rear elevations, a polycarbonate roof, and two UPVC doors leading out to side gardens.

Kitchen

14'6" x 8'5" (4.42 x 2.59)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a mixer tap and a drainer, an integrated double-oven, an integrated electric hob, an integrated dishwasher, an integrated fridge freezer, space for a dining table, tiled flooring, partially tiled walls, a radiator, recessed spotlights, and a single UPVC double-glazed window to the side elevation.

Utility Room

11'8" x 4'5" (3.58 x 1.37)

The utility room has space and plumbing for a washing machine and tumble dryer, a fitted worktop, tiled flooring and walls, a wall-mounted wash basin, a radiator, fitted wall units, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading out to the rear garden.

Dining Room

11'9" x 11'7" (3.60 x 3.55)

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

Hallway

7'7" x 2'10" (2.32 x 0.87)

The hallway has carpeted flooring and coving to the ceiling.

Master Bedroom

11'10" x 10'7" (3.61 x 3.24)

The main bedroom has carpeted flooring, a range of fitted furniture including wardrobes, drawers, overhead cupboards, and a vanity, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, access to the walk-in wardrobe, and access to the en-suite

En-Suite

6'3" x 5'4" (1.92 x 1.65)

The en-suite has a concealed low level flush W/C, a vanity style wash basin, a shower enclosure with a wall-mounted handheld shower fixture, carpeted flooring, tiled walls, two heated towel rails, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Walk-In Wardrobe

5'4" x 5'0" (1.64 x 1.53)

The walk-in wardrobe has carpeted flooring, a radiator, and ample storage space.

Bedroom Four

7'8" x 7'3" (2.36 x 2.23)

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

Bathroom

7'8" x 5'4" (2.34 x 1.65)

The bathroom has a concealed low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture and glass shower screen, carpeted flooring, tiled walls, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

22'4" x 3'7" (6.82 x 1.11)

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

Bedroom Two

10'5" x 9'3" (3.18 x 2.82)

The second bedroom has carpeted flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the side elevation.,

Bedroom Three

11'4" x 9'2" (3.47 x 2.80)

The third bedroom has carpeted flooring, fitted wardrobes, a radiator, and a UPVC double-glazed window to the front elevation.

Shower Room

6'11" x 5'10" (2.12 x 1.79)

The shower room has a concealed low level flush W/C, a vanity style wash basin, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Loft Space

16'10" x 13'9" (5.15 x 4.21)

The loft is vaulted with lighting.

OUTSIDE

Front

To the front of the property is a block-paved driveway, access to the garage, gated access to the rear, and ample planting with a lawn.

Garage

16'9" x 9'8" (5.12 x 2.95)

The garage has an electric door, lighting and electricity.

Rear

To the rear of the property is a private enclosed wrap around garden, with a wrap around raised porch area, a paved patio seating area, a lawn, blue slate chipped areas, mature planting, a garden room, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

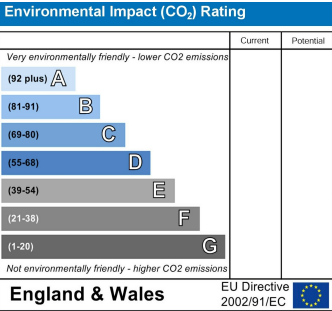
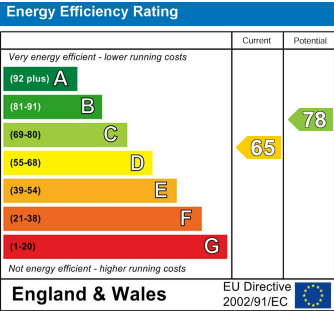
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The vendor has advised the following:  
Property Tenure is freehold.

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