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PREPARE TO BE MOVED

Chartwell Grove, Mapperley, Nottinghamshire NG3 5RD

Guide Price £800,000 - £900,000

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SUBSTANTIAL DETACHED HOUSE WITH SEPARATE SELF-CONTAINED BUNGALOW & OUTDOOR HEATED POOL...

Occupying a prime position in the highly sought-after Chartwell Grove cul-de-sac off Mapperley Plains, this substantial detached family residence is complemented by a separate self-contained bungalow/annexe, offering flexibility for multi-generational living, disabled access, or even as an investment opportunity such as a holiday let or AirB&B. The main house is designed for both comfort and entertaining, beginning with an entrance porch and hallway that leads to a modern wet room and a vast living room stretching the full width of the home, featuring an impressive Inglenook fireplace. A conservatory seamlessly connects the indoor space to the garden, while a separate dining room and a fitted kitchen with a range of integrated appliances provide the perfect setting for family life. A large double-fronted reception room adds versatile space for formal living, a home office, gym, or playroom. Upstairs, four large double bedrooms all benefit from fitted storage, complemented by two four-piece bathroom suites, one of which serves as an en-suite to the master bedroom. The detached annexe/bungalow is a contemporary living space featuring a modern fitted kitchen open to a living area, two double bedrooms, a master en-suite WC, and a stylish wet room, making it ideal for guests, older family members, or rental potential. There is also fantastic potential to extend above the bungalow, subject to the necessary planning permissions. Externally, the property is equally impressive. A large driveway provides ample off-road parking for numerous vehicles, with access to a detached double garage. The south-facing rear garden is exceptional in size and meticulously maintained, boasting a patio, an outdoor heated pool powered by an independent boiler, an adjacent sheltered summerhouse for entertaining, and extensive well-tended lawns.

MUST BE VIEWED





- Four-Bed Detached House & Two-Bed Self Contained Bungalow Annexe With Disabled Access
- Two Fitted Kitchens With Integrated Appliances
- Four Versatile Reception Rooms
- Four Bathroom Suites & Additional WC
- Cavity Wall Insulation With 5-Year Guarantee Remaining
- Beautiful South-Facing Garden
- Outdoor Heated Pool & Large Summer House
- Ample Off-Road Parking & Detached Double Garage
- Two Security Alarms Fitted For Main House & One For Bungalow
- Sought-After Cul-De-Sac Location





LOCATION

Chartwell Grove occupies a highly desirable setting, just a two-minute walk from the scenic Gedling Country Park. The vibrant Mapperley Top is close by, offering a variety of local shops, cafes, eateries, and pubs. The property is also within sought-after school catchments, including The Carlton Academy and Mapperley Plains Primary and Nursery School. For commuters, Mapperley Plains provides excellent transport links to Nottingham City Centre and beyond, with nearby bus routes and easy access to the A60 and A612.

MAIN HOUSE - GROUND FLOOR

Porch

4'1" x 3'3" (1.26m x 1.00m)

The porch has quarry tiled flooring, an exposed brick wall, a singular recessed spotlight, and a single composite door providing access into the accommodation.

Entrance Hall

17'10" max x 9'10" (5.46m max x 3.02m)

The entrance hall has carpeted flooring, a radiator, recessed spotlights, a dado rail, coving to the ceiling, a wall-mounted alarm panel, an in-built storage cupboard, and a single door with stained-glass inserts accessed via the porch.

Wet Room/WC

8'3" max x 4'2" (2.53m max x 1.29m)

The wet room is fitted with a concealed dual flush WC, a wall-hung wash basin with a dual wall-mounted mirror, a mains-fed shower, and floor-to-ceiling ceramic tiling, complete with recessed spotlights, an extractor fan, and a radiator.

Living Room

29'0" max x 13'3" (8.85m max x 4.04m)

The living room has a UPVC double-glazed window with fitted blinds to the front elevation, carpeted flooring, recessed spotlights, a dado rail, coving to the ceiling, and two TV points. There's an Inglenook-style fireplace with a multi-fuel burning stove, tiled hearth, exposed brick feature surround, recessed display alcoves, and a solid wooden beam. The room also offers space for a dining table, two radiators, and a sliding patio door with fitted blinds leading into the conservatory.

Conservatory

11'9" x 11'2" (3.59m x 3.42m)

The conservatory has ceramic tiled flooring, an exposed brick wall, a polycarbonate vaulted ceiling, and full-height UPVC double-glazed windows with fitted blinds to the side and rear elevations, along with double French doors opening out to the rear garden.

Dining Room

12'10" max x 10'7" (3.93m max x 3.23m)

The dining room has carpeted flooring, a dado rail, coving to the ceiling, a radiator, recessed spotlights, a TV point, and a sliding patio door with fitted blinds opening out onto the rear patio.

Kitchen

17'8" max x 14'4" (5.39m max x 4.37m)

The kitchen is fitted with a range of base, wall, and display units with integrated lighting, finished with rolled-edge laminate worktops and a composite sink with mono mixer tap and drainer. Integrated appliances include a double oven with induction hob and extractor hood, two under-counter fridges, two under-counter freezers, a dishwasher, and a washing machine. The space is completed with tiled flooring with underfloor heating, tiled walls, two radiators, coving to the ceiling, recessed spotlights, a TV point, and UPVC double-glazed windows with fitted blinds to the side and rear elevations, along with a single UPVC door leading out to the garden.

Reception Room

19'7" max x 17'8" (5.97m max x 5.41m)

A large, adaptable reception room with carpeted flooring, coving to the ceiling, two radiators, and two UPVC double-glazed windows with fitted blinds to the front elevation. The room benefits from a multi-fuel burning stove with a marble hearth, a TV point, and two single sliding doors providing access, making it versatile for a variety of uses and well-suited for disabled access or mobility-friendly living.

FIRST FLOOR

Galleried Landing

14'2" x 7'3" (4.34m x 2.21m)

The galleried landing features carpeted flooring, a dado rail, coving to the ceiling, a radiator, and an in-built storage cupboard, providing access to the first-floor accommodation. There is also access to the partially boarded loft with lighting via a drop-down ladder.

Store Cupboard

4'5" x 3'6" (1.35m x 1.07m)

The storage cupboard is larger than average, providing ample space for storage and even serving as a convenient area to dry washing. It also benefits from lighting and houses the large hot water cylinder.

Principle Bedroom

16'4" max x 15'10" (5.00m max x 4.84m)

The principal bedroom features a UPVC double-glazed window with a fitted blind to the rear elevation, carpeted flooring, a wall-mounted mirror, a TV point, two radiators, and recessed spotlights. It benefits from a range of fitted furniture, including full-height wardrobes, over-the-bed storage cupboards, and a dressing table, with direct access into the en-suite.

En-Suite

9'6" x 8'4" (2.91m x 2.55m)

The en-suite features a low-level dual flush WC, a countertop wash basin with fitted storage underneath, a large built-in double-ended bath with a handheld shower and wall-mounted fixtures, a corner shower enclosure with a mains-fed shower, and finished with fully tiled walls, slate tile flooring with underfloor heating, a chrome heated towel rail, wall-mounted mirrors, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window with a fitted blind to the front elevation.

Bedroom Two

13'3" max x 12'4" (4.05m max x 3.78m)

The second bedroom features a UPVC double-glazed window with a fitted blind to the front elevation, carpeted flooring, a radiator, a TV point, recessed spotlights, an in-built storage cupboard, and two fitted wardrobes.

Bedroom Three

13'3" max x 12'4" (4.05m max x 3.78m)

The third bedroom features a UPVC double-glazed window with a fitted blind to the rear elevation, carpeted flooring, a wall-mounted mirror, a TV point, a radiator, recessed spotlights, and two fitted wardrobes.

Bedroom Four

12'11" x 8'9" (3.95m x 2.68m)

The fourth bedroom features a UPVC double-glazed window with a fitted blind to the rear elevation, a wall-mounted mirror, carpeted flooring, a TV point, a radiator, and two fitted wardrobes.

Bathroom

9'9" x 8'4" (2.98m x 2.55m)

The bathroom features a low-level dual flush WC, two wall-hung wash basins with fitted storage, a built-in double-ended bath with central taps, and a corner-fitted shower enclosure with a mains-fed shower. The room is completed with wall-mounted mirrors, an extractor fan, recessed spotlights, fully tiled walls, slate tile flooring with underfloor heating, and a UPVC double-glazed obscure window with a fitted blind to the front elevation.

SEPARATE BUNGALOW

Designed with accessibility in mind, the bungalow benefits from level access to all external doors and wider internal doorways with disabled-friendly fittings, making it ideal for guests, older family members, or those requiring step-free living. There is also fantastic potential to extend above the bungalow, subject to the necessary planning permissions, allowing buyers to further maximise the space and value of this impressive home.

Entrance Hall

24'2" max x 13'7" (7.38m max x 4.15m)

The L-shaped entrance hall features a UPVC double-glazed window with a fitted blind to the front elevation, carpeted flooring, recessed spotlights, an artificial skylight, and two radiators. There are two fitted wall-to-ceiling cloak cupboards, a wall-mounted security alarm panel, a TV point, and a single composite door providing access into the accommodation. Additionally, there is access to a partially boarded loft space via a drop-down ladder.

Open Plan Kitchen/Living Area

21'9" max x 17'2" (6.65m max x 5.25m)

The kitchen features a range of fitted shaker-style base and wall units with laminate worktops and a breakfast bar, a stainless steel sink with mixer tap and drainer, and integrated appliances including a double oven with an induction hob and extractor fan, a dishwasher, fridge freezer, and washing machine. The room has fully tiled walls, ceramic tile flooring, a UPVC double-glazed window with a fitted blind to the side elevation, recessed spotlights, and is open plan to the living room, which has carpeted flooring, continued spotlights, a TV point, three radiators, and two sets of double French doors with fitted blinds opening out to the garden.

Bedroom One

14'4" max x 9'10" (4.38m max x 3.02m)

The first bedroom features a UPVC double-glazed window with fitted blinds to the rear elevation, carpeted flooring, recessed spotlights, a TV point, and a fitted triple wardrobe, with access into an en-suite WC.

En-Suite WC

5'1" x 3'5" (1.55m x 1.05m)

This space features a concealed dual flush WC, a wash basin with fitted storage underneath, a wall-mounted mirror, fully tiled walls, ceramic tiled flooring, a chrome heated towel rail, and recessed spotlights.

Bedroom Two

13'7" max x 10'4" (4.16m max x 3.16m)

The second bedroom features a UPVC double-glazed window with a fitted blind to the rear elevation, carpeted flooring, a radiator, a TV point, a corner-fitted wardrobe, and recessed spotlights.

Wet Room

8'5" x 6'4" (2.58m x 1.95m)

The wet room features a concealed dual flush WC, a vanity unit wash basin, a wall-mounted mirror, a wall-mounted mains-fed shower, fully tiled porcelain walls, ceramic tiled flooring, a chrome heated towel rail, an artificial skylight, recessed spotlights, and an extractor fan.

OUTSIDE

The front of the property boasts a large block-paved driveway with a gravelled border, offering off-road parking for up to 10 vehicles, external lighting, access to the double garage, and decorative shrubs. To the rear, a generous south-facing L-shaped garden offers a combination of block-paved and patio areas, lawns, external lighting, a decked summer house with seating for multiple people, power points, lighting, and a TV point, an outdoor heated pool with a decking surround powered by an independent boiler, mature planted borders, a sunken trampoline, two outdoor taps, three external power points, a children's treehouse, and secure fence-panelled boundaries, creating a private and versatile outdoor space.

Double Garage

20'0" x 18'0" (6.10m x 5.49m)

The double garage has lighting, power points, a single-glazed window, a single door providing side access, and an electric up-and-over door opening out onto the driveway.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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
Other Material Issues – No
Any Legal Restrictions – Please note: this property is registered over two separate Land Registry titles.
Restrictive Covenants - Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

DISCLAIMER

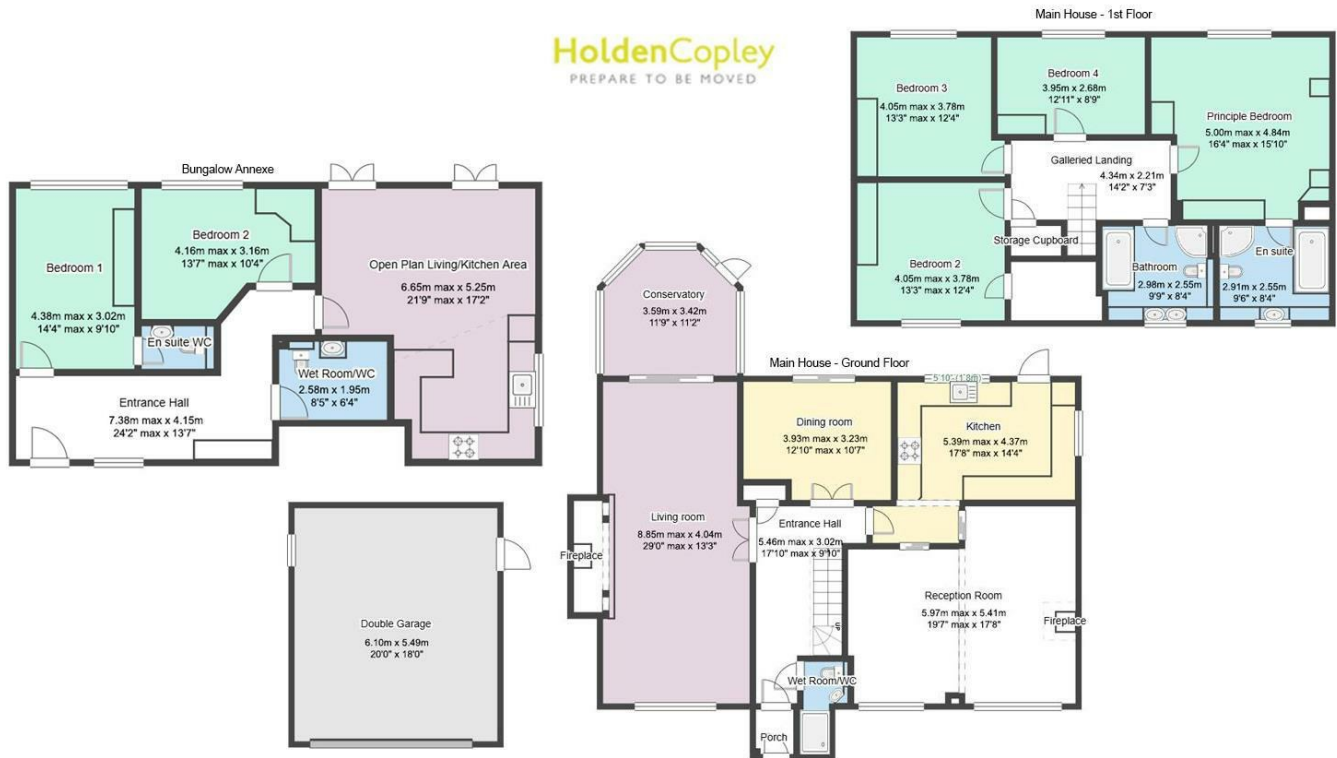
Council Tax Band Rating - Gedling Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Total Footage for House & Bungalow - 327.62 sqm / 3,526.48 sqft (approx)

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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