

DISTINCTIVE
HOMES
by



11 Chestnut Grove
Nottingham, NG3 5AD

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£875,000

FHP Living is thrilled to introduce this exquisite detached residence, nestled on a sought-after road in a prime location. This property epitomizes the epitome of luxury living, offering unparalleled comfort and convenience. Affording a commanding position in this delightful conservation area within one and a half miles of the Nottingham City Centre and its associated amenities.

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- Delightful Double Fronted Detached home
- Spacious Entrance Hall
- Well Presented Interiors
- Spanning Two Floors
- Five Bedrooms
- Three Luxurious Bath/Shower Rooms
- En-Suite to Master Bedroom
- Large Family Bathroom
- Lounge with Bay Window
- Dining Room with Bay Window
- Spacious Dining Kitchen with Appliances
- Conservatory
- Utility Room
- Downstairs WC
- Integral Garage
- Established Gardens
- Internal Area Approx. 2861 Sqft
(including Outbuilding Storage & Garage)

EPC Rating:
D





Situated on a generous plot spanning nearly a third of an acre, this captivating property is a hidden gem, concealed by a discreet pedestrian gate and encompassed by boundary fencing. The manicured grounds predominantly extends towards the front of the property, showcasing a plethora of features that are sure to captivate the discerning buyer. Boasting over 2,700 Sq ft of space including garage, the accommodation briefly comprises; entrance hall with staircase ascending to the first floor landing, lounge with bay window allowing natural light to flow, feature fireplace and ceiling corning, separate dining room, again with bay window, ornamental feature fireplace and ceiling corning. The heart of the house, the contemporary kitchen, stands as a testament to culinary luxury, featuring high end appliances, sleek countertops, and cabinetry offering both style and functionality. Entertaining guests is effortless in the open-plan layout, where the kitchen seamlessly transitions into the dining area whilst the conservatory offers French style doors and is situated off the kitchen, together with the breakfast area which flows onto a delightful decked terrace with balustrade.



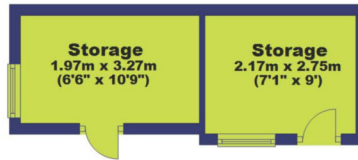
In addition there is a utility room, WC and access to the integral garage with electronically operated door, 17'9 x 10'8.

On the first floor, you'll find five beautifully presented bedrooms along with three stylish bath/shower rooms. The master bedroom features an en-suite, whilst there's also a luxurious large family bathroom and a separate shower room.

Outside, the gardens are established with an expanse of lawn to the front and side, bordered by large bushes, hedgerow, trees, pathway and fencing, together with an out building incorporating two storage compartments. There are also double gates which afford access onto a driveway which provides off road parking and in-turn the garage. A truly stunning family home and an opportunity not to be missed!



Outbuilding
Approx. 12.6 sq. metres (135.7 sq. feet)



Ground Floor
Approx. 135.8 sq. metres (1462.2 sq. feet)



First Floor
Approx. 117.9 sq. metres (1268.9 sq. feet)



Total area: approx. 266.3 sq. metres (2866.8 sq. feet)



Arlington Drive



Trees Lined Avenues



Boys - Age 7 to 18
High School for Boys



Boys & Girls - Age 3 to 11
School for Boys & Girls

Situated within 2 miles of Nottingham City Centre, Mapperley Park is one of Nottingham's finest residential locations. It is a Conservation Area with many distinguished Victorian and Edwardian properties set along beautiful tree lined avenues.

Mapperley Hall, originally built around 1792, was owned by the Wright's – a local banking family. The last member of the family to live at the Hall was a Colonel in the British Army and many of the street names are associated with military campaigns and steeped in local history.

Today the area is a fusion of properties from modern apartments through to stunning period homes. It offers both young professionals and families a central location in Nottingham, from which to enjoy all that the City has to offer, within a peaceful hideaway. It is a popular location for medical professionals by virtue of its close proximity to Nottingham's City and QMC Hospitals and its easy access to King's Mill Hospital in Mansfield.

It is a thriving community with its own residents' website

www.mapperleypark.com and is the home of two private tennis clubs. Mapperley Park Tennis Club on Mapperley Hall Drive has four all-weather courts, two with floodlights, a practice wall and modern clubhouse. One of the oldest tennis clubs in the city is Magdala Tennis Club which has 3 all-weather "carpet" courts and 2 hard courts.

Mapperley Park is within walking distance of two of the best private schools in the country – The Nottingham Boys' High and The Nottingham Girls' High Schools. In addition, both St Joseph's and Holygirt Schools offer high educational standards with exceptional pastoral care. As a result the area is in demand with families who have children at any of these respected schools.

Wherever you are in Mapperley Park you benefit from quality amenities on your doorstep, whether it is the promenade of independent shops on Mansfield Road, including a Sainsbury's Local or a wider choice of restaurants and bars, in nearby Sherwood. The newly refurbished Park Inn Hotel offers an indoor swimming pool, spa & sauna and the 'Savoy' bar & grill restaurant and is situated at one of the entrances to this highly sought-after area.

Useful websites:

- www.nottinghamhigh.co.uk
- www.nottinghamgirlshigh.gdst.net
- <http://www.st-josephs.nottingham.sch.uk>
- <http://www.hollygirt.co.uk>



Mapperley Hall Drive



Lucknow Avenue



Girls - Age 4 to 18
Nottingham Girls' High School

Hollygirt

Girls - Age 3 to 16
Hollygirt Girls' School

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by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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