

Chestnut Grove

Nottingham
NG3 5AD

Asking Price Of £875,000



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0115 841 1155



- Delightful Double Fronted Detached home
- Spacious Dining Kitchen with Appliances
- Spanning Two Floors
- Conservatory
- Entrance Hall
- Utility Room
- Well Presented Interiors
- Integral Garage
- Five Bedrooms
- Established Gardens
- Three Luxurious Bath/Shower Rooms
- Internal Area Approx. 2861 Sqft including outbuilding storage & Garage
- Lounge with Bay Window
- EPC Rating D
- Dining Room with Bay Window

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Key Features

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. Situated on a generously proportioned 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 vast expanse of meticulously manicured grounds predominantly extends towards the front of the property, showcasing a plethora of features and attributes that are sure to captivate the discerning buyer.

Boasting over 2,700 Sq ft of space including garage, the accommodation briefly comprise; entrance hall with staircase ascending to the first floor landing, lounge with bay window allowing natural light to flow, feature fireplace and ceiling corncicing, separate dining room, again with bay window, ornamental feature fireplace and ceiling corncicing. The heart of the house, the kitchen, stands as a testament to culinary luxury, featuring top-of-the-line 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, while 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 gravelled driveway which provides off road parking and in-turn the garage. A truly stunning family home and an opportunity not to be missed!

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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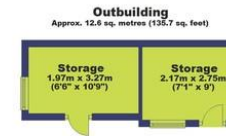


Video



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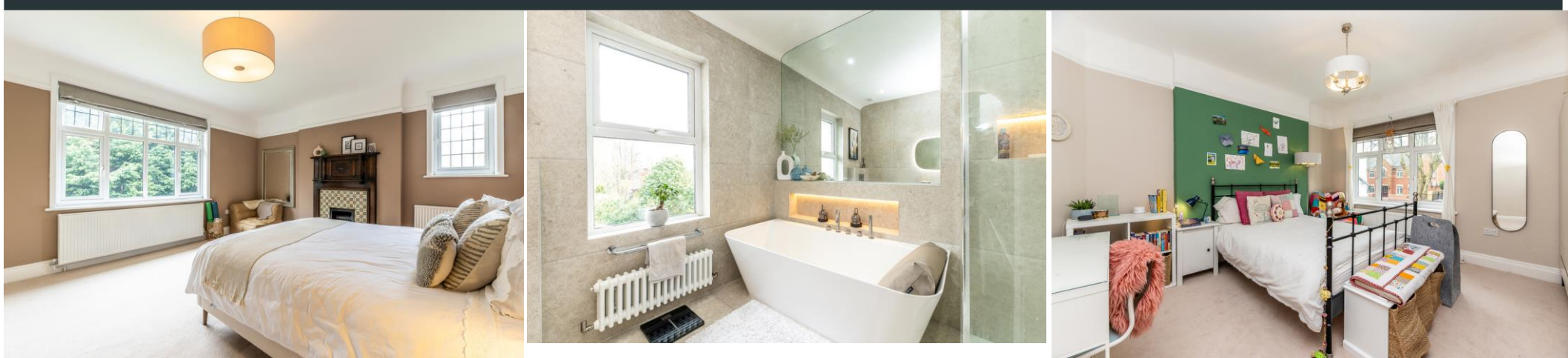


Total area: approx. 266.3 sq. metres (2866.8 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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

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