



St. Margarets Avenue
Aspley, Nottingham NG8 5GD

A THREE/FOUR BEDROOM CHALET-STYLE
DETACHED HOUSE WITH SWIMMING
POOL.

£550,000 Freehold



Tucked away from the hustle and bustle of everyday life, a private garden plot of approximately one third of an acre is this individually designed and built three/four bedroom chalet-style detached house on a private garden plot with an outdoor swimming pool.

This surprisingly spacious property has flexible and generous living accommodation, ideal for families.

With accommodation arranged over two floors which has a great flow of living space with lounge leading through to a large dining room and archway connecting through to a sizeable kitchen, great for socializing and entertaining. There is also an additional conservatory. The welcoming central hallway also leads to a useful utility room and the large ground floor principal bedroom suite with personal corridor, en-suite shower room, bedroom furniture and patio doors opening to the rear garden.

There is a cloaks/WC located on the ground floor and from the hallway there is an archway leading to a snug/study, great for those looking to work from home. Double doors connect to a hidden fourth bedroom which is currently used as a second sitting room. This is a versatile space, great for those needing additional guest bedroom facilities. Rising to the first floor, the landing provides access to two double bedrooms with large windows offering an abundance of light through, as well as a generous family bathroom.

Nestled off St. Margarets Avenue, a no-through road, the property is accessed from a sweeping driveway which provides parking for several vehicles and leads to a brick built double garage with an electric up and over door. The property enjoys private side and rear gardens which are attractively landscaped with a stream, lawns and well tended flower and shrub beds. Set in the rear garden is a 10m x 8m outdoor swimming pool with ample seating around and a purpose built insulated garden cabin which offers a great escape.

Whilst giving the air of seclusion, the property is extremely conveniently situated in this highly regarded residential suburb, great for families and commuters alike. Schools for all ages are within easy reach, including the highly regarded Blue Coat Academy, and there are useful local shops within a nearby precinct. Just off the Nottingham Ring Road offering great access to the city centre, as well as the Queen's Medical Centre and Nottingham University.

Well presented and maintained throughout, we strongly recommend viewing the property and grounds to appreciate what is on offer.



ENTRANCE PORCH

Double glazed window and front entrance door. Further double glazed door leading to the hallway.

HALLWAY

19'7" x 6'11" (5.98 x 2.12)

A large and welcoming space with stairs leading to the first floor and an understairs store cupboard. Radiator, archway to snug/study. Doors to lounge, kitchen and principal bedroom suite.

LOUNGE

17'11" x 11'1" (5.48 x 3.38)

Inset coal effect gas fire, radiator, double glazed window to the front, opening to dining room.

DINING ROOM

10'4" x 9'4" (3.17 x 2.87)

Radiator, double glazed patio door to conservatory, open to kitchen.

KITCHEN

12'7" x 10'11" (3.85 x 3.34)

Incorporating a range of oak fronted wall, base and drawer units, with contrasting worktops and inset one and a half bowl stainless steel sink unit with single drainer. Built-in five ring gas hob with extractor hood over. Integrated electric fan assisted oven and additional combination microwave oven, integrated fridge, freezer and dishwasher, low level plinth heater, radiator, double glazed window to the rear, double glazed door to the conservatory.

CONSERVATORY

11'6" x 8'9" (3.53 x 2.68)

Built-in closet, uPVC double glazed windows, two sets of double glazed French doors opening to the rear garden.

SNUG/STUDY

9'6" x 8'9" (2.92 x 2.68)

Fitted office furniture including desk, drawers and book shelves. Radiator, double glazed window to the front, double doors leading to bedroom four/sitting room.

BEDROOM FOUR/SITTING ROOM

13'5" x 10'9" (4.09 x 3.29)

A versatile space, currently used as a music room with radiator, double glazed window to the front.

PRINCIPAL BEDROOM SUITE

CORRIDOR

8'9" x 3'5" (2.67 x 1.05)

With archway through to the bedroom and door to en-suite.

PRINCIPAL BEDROOM

23'10" x 10'7" increasing to 12'9" (7.27 x 3.25 increasing to 3.89)

Fitted bedroom furniture including a range of wardrobes, dressing table and drawers, book shelves, radiator, double glazed window and double glazed patio doors opening to the rear garden where there is a paved terraced area and access to the pool.

EN-SUITE

8'9" x 8'3" (2.68 x 2.53)

Three piece suite comprising wash hand basin with vanity unit, low flush WC and walk-in shower enclosure with thermostatically controlled shower. Heated towel rail, double glazed window.

UTILITY ROOM

5'4" x 7'3" (1.65 x 2.22)

Offering a useful storage space with light and power, and access to the boiler room which houses the 'Vaillant' gas boiler (for central heating and hot water).

FIRST FLOOR LANDING

Access from the dog-leg staircase and providing access to two double bedrooms and family bathroom.

BEDROOM TWO

12'11" x 10'3" (3.96 x 3.14)

Fitted wardrobes, sliding mirror-fronted doors leading to additional eaves wardrobe storage space, radiator, double glazed window, double glazed roof window.

BEDROOM THREE

13'4" x 9'0" (4.07 x 2.75)

Fitted wardrobes, radiator, double glazed window to the side, large double glazed windows to the front leading to the front balcony.

FAMILY BATHROOM

A four piece suite comprising feature bathtub (with feet) and central mixer taps, low flush WC, wash hand basin with vanity unit and separate shower cubicle. Underfloor heating, heated towel rail, double glazed window.

OUTSIDE

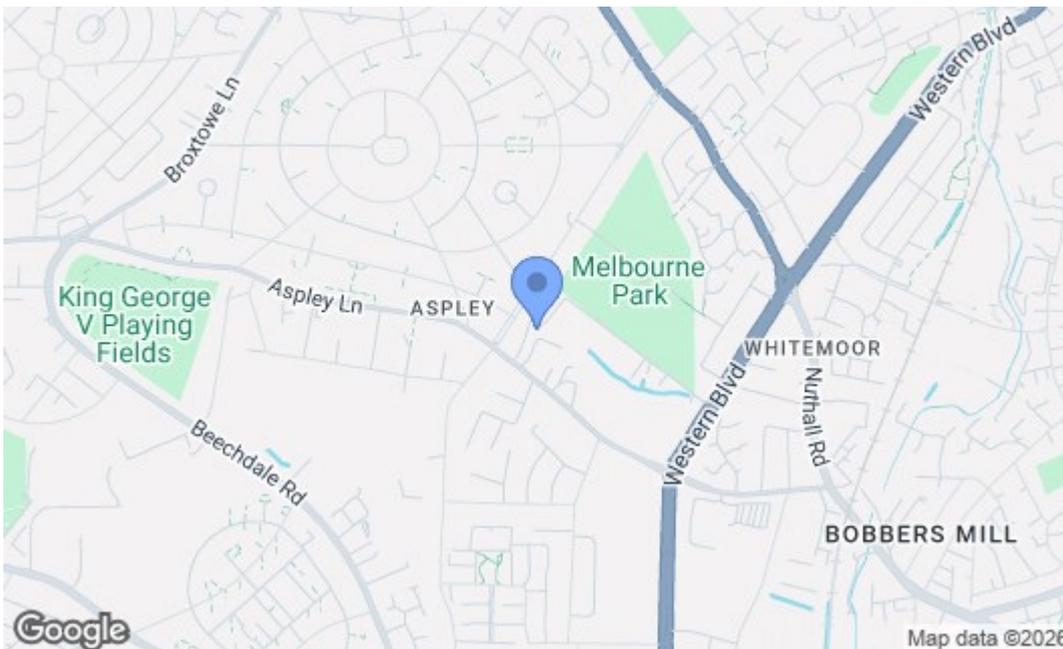
The property is set back from the road with a sweeping driveway and deep evergreen hedge borders to enhance privacy. The driveway is finished in block paving and provides ample parking. In front of the property is an attractive rockery with gravel and shrub beds. The driveway also leads to the garage and there is a panel fence and gate to the rear garden. The rear garden offers an air of seclusion and privacy, with an expansive lawn flanked by evergreen shrubs. There is an ornamental stream and water feature with pergola, pathway leading around the property to the rear where there is an enclosed pool area with inset heated swimming pool measuring 8m x 10m in size (with a varying depth from 3ft 6" to 8'6"). The pool includes a cover and surrounding all sides are paved seating areas. To one corner is a purpose built garden cabin with small veranda. The cabin is insulated with light and power, patio doors and integrated speaker system. Concealed to one corner of the cabin is the heating/pumps for the swimming pool. Around the garden are outside lights and there is also outside power and a tap.

GARAGE

21'2" x 15'11" (6.47 x 4.87)

Electric remote controlled roller door, light and power, water tap and courtesy door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.