



Smiths  
your property experts



# Chestnuts Close

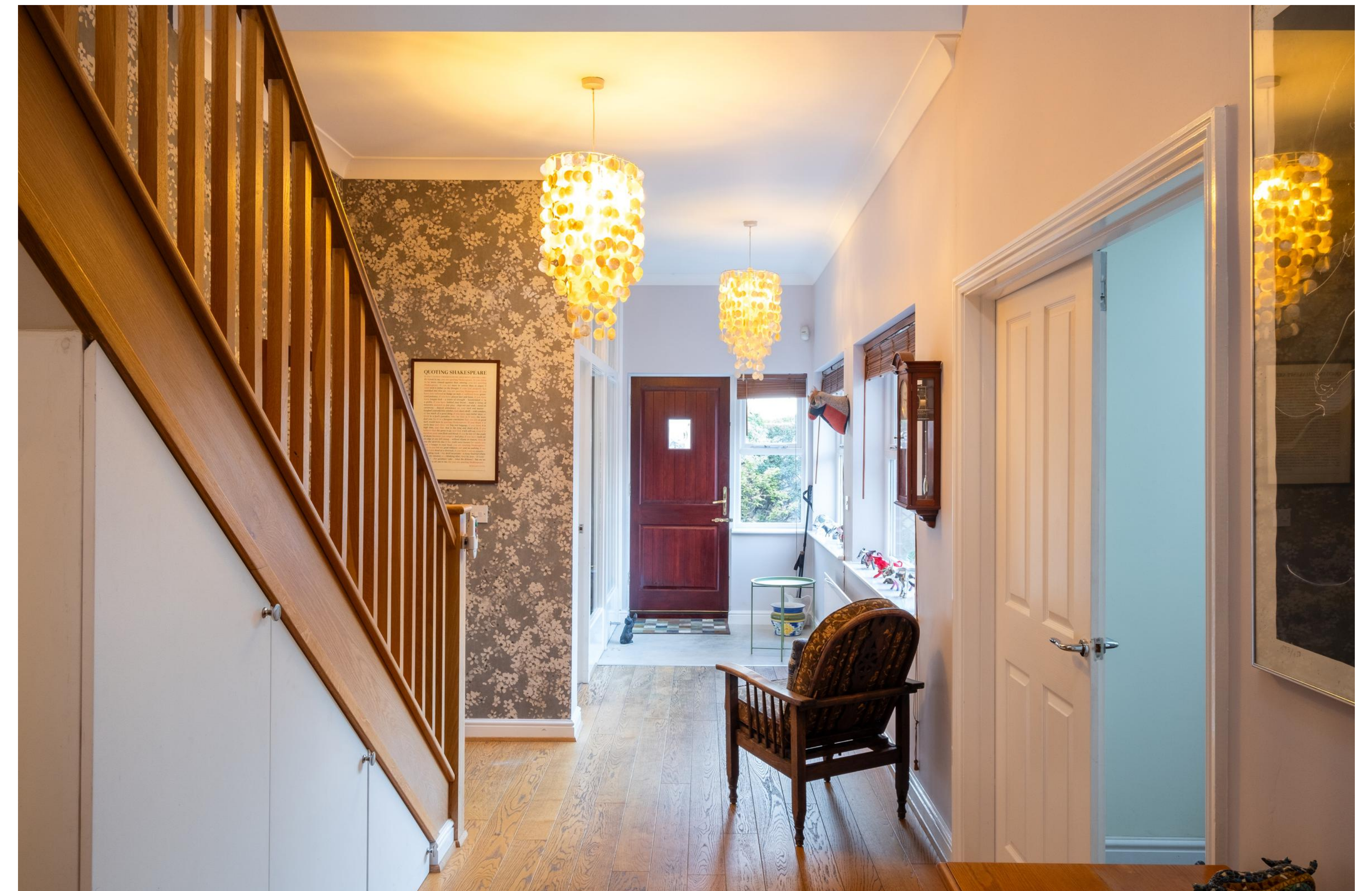
Sutton Bonnington

- No upward chain
- Modern barn-style village property
- Individual, light-filled, and flexible living space
- Fully fitted kitchen/diner and a separate utility room
- Generous dual-aspect L-shaped reception room
- Four/five bedrooms and four bathrooms
- Private driveway and an integrated garage
- One of five properties on a private road

## General Description

Smiths Property Experts offer to the market, with no upward chain, this modern barn-style property in the highly regarded Rushcliffe village of Sutton Bonnington. The unique property has an impressive floor area measuring approximately 2,283 square feet (excluding the integral garage) and is one of just five houses on a private road.

Lovingly maintained and presented in excellent condition, expect to find flexible, modern accommodation with multi-functional rooms. The property is positioned behind a walled courtyard garden with a lawn to the front, providing total privacy.











## The Property

This large and individual modern home offers flexible and generous accommodation that would suit families or couples alike. The property has gas central heating and double glazing throughout. The accommodation is laid over two floors, with light-filled and flexible living space. Upstairs are four bedrooms, two en-suites, and a family bathroom.

On the ground floor, a large hall gives access to a fully fitted kitchen/diner with a separate utility room, and there is a wonderful main living room with front and rear garden access. This space is currently zoned into living and dining areas. There is also a third reception room, currently used as a large study, which could also be a snug or downstairs bedroom, and an adjacent downstairs shower room.

## The Outside

The property is set behind a private driveway with off-road parking for several vehicles and access to an integrated garage. To the left-hand side is a large lawned area, and a gate that leads to a totally private walled courtyard. The courtyard has central lawns, a path to the main front door, and a generous flagstone-laid seating terrace. The plot wraps around to the rear, where there are further lawns.











## The Location

The property is situated on a private road in a pretty, semi-rural setting on the outskirts of Sutton Bonington. This sought-after village has an excellent primary school, a choice of public houses, as well as a post office and village shop. The larger village of East Leake is close by and provides many amenities. There is easy access to Nottingham, Derby, and Loughborough, as well as East Midlands Airport and Parkway Railway Station, with direct links to London St Pancras.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: F.

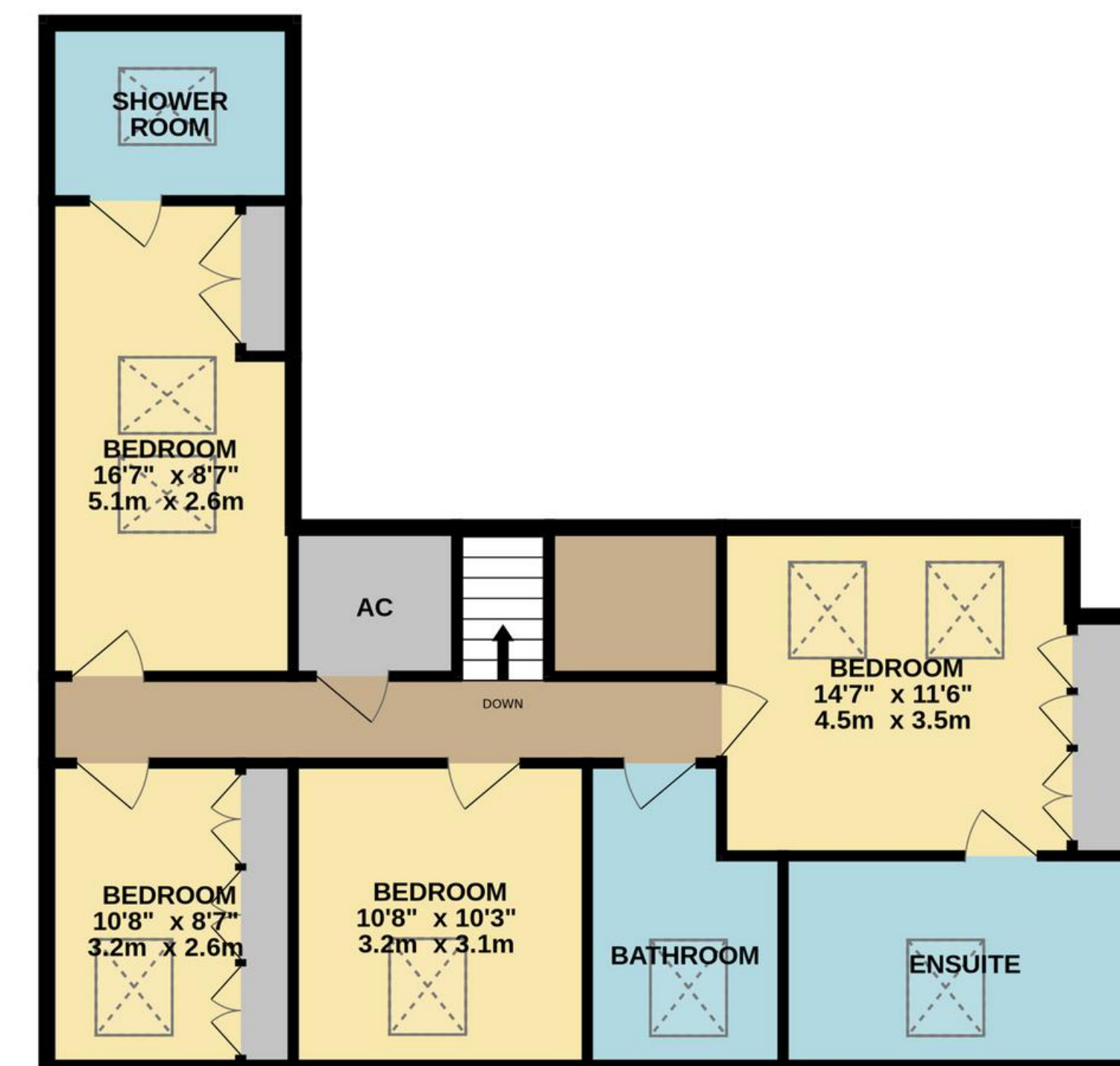
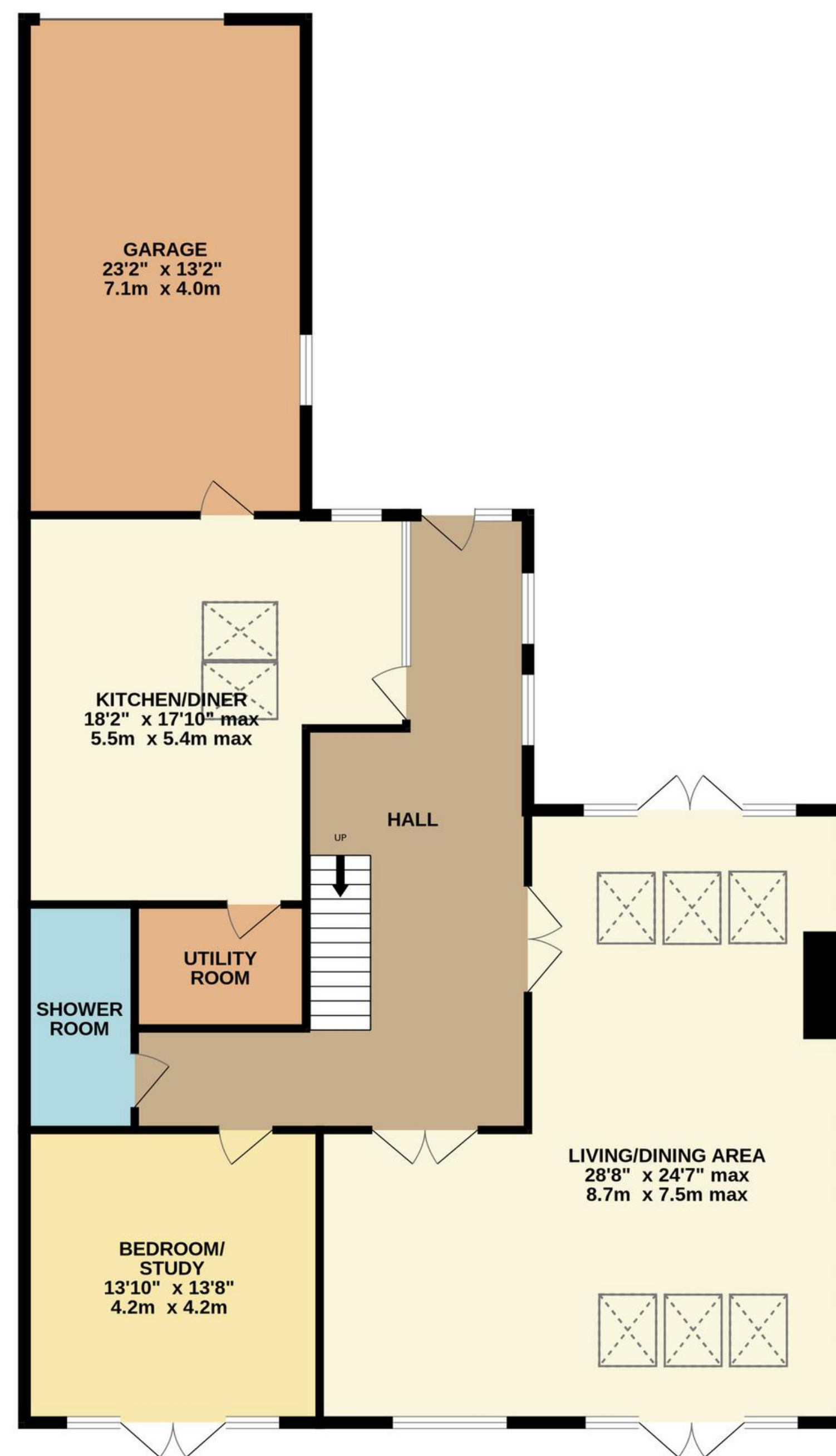
Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.







TOTAL FLOOR AREA : 2588 sq.ft. (240.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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