

HoldenCopley

PREPARE TO BE MOVED

Chestnut Grove, Mapperley, Nottinghamshire NG3 5AD

£850,000

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DETACHED FAMILY HOME...

This charming and spacious detached family home is ideally situated in a popular location, offering easy access to shops, schools, and excellent transport links via the A60. Just a short stroll away, you'll find the beautiful Forest Recreation Ground and the Arboretum, making this property perfect for a growing family. The ground floor features a welcoming entrance hall, a family room with a bay window and feature fireplace, a living room also with a bay window and fireplace, and a dining room that flows seamlessly into a modern fitted kitchen with a central island. The kitchen provides access to a conservatory, which opens to the front garden. Additional amenities on this level include a pantry, utility room, and ground floor W/C. Upstairs, the first floor boasts five well-proportioned bedrooms, including a master suite with an en-suite bathroom. The inner landing leads to two further bathroom suites, ensuring ample space and comfort for all family members. The exterior of the property is equally impressive, featuring a beautifully landscaped garden with mature plants, shrubs, and bushes. A gravel pathway leads to a side garden with a seating area, while steps ascend to a decked seating area accompanied by outbuildings and an additional lawned space. The gravel driveway provides access to the garage, which is equipped with a UPVC double glazed window, electric roller door, wall-mounted boiler, and more.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Living Room & Family Room
- Dining Room
- Fitted Kitchen & Utility Room
- Conservatory
- Three Bathrooms & A Ground Floor W/C
- Garage & Driveway
- Enclosed Gardens
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'4" x 9'11" (4.07m x 3.03m)

The entrance hall has wood flooring, carpeted stairs, coving to the ceiling, recessed spotlights, a column radiator, two UPVC double glazed obscure windows to the front elevation, and a double glazed door providing access into the accommodation.

Living Room

16'7" x 16'10" (5.08m x 5.14m)

The living room has a UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the side elevation, two radiators, a ceiling design featuring coffered panels, elegantly bordered with coving, and highlighted by a central ceiling rose, a TV point, a decorative feature fireplace with a marble backing and hearth, and wood flooring.

Family Room

16'3" x 15'10" (4.97m x 4.85m)

The family room has a UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the side elevation, two radiators, coving to the ceiling, a TV point, a decorative feature fireplace with a marble backing and hearth, and wood flooring.

Dining Room

11'10" x 12'9" (3.63m x 3.90m)

The dining room has a UPVC double glazed window to the rear elevation, wood flooring, a column radiator, recessed spotlights, sliding patio doors opening out to the rear garden, and open access into the kitchen.

Kitchen

12'9" x 14'2" (3.90m x 4.34m)

The kitchen has a range of modern fitted base and wall units with worktops and a central island, a stainless steel sink with a mixer tap, an integrated double oven, an Induction hob with an integrated extractor fan, a column radiator, recessed spotlights, a UPVC double glazed window to the rear elevation, and a door opening into the conservatory.

Conservatory

12'5" x 12'1" (3.81m x 3.70m)

The conservatory has tiled flooring, UPVC double glazed surround, and double French doors opening out to the front garden.

Pantry

3'6" x 11'8" (1.07m x 3.57m)

The pantry has a column radiator, tiled flooring, and a single door opening to the side elevation.

Utility Room

8'0" x 6'2" (2.46m x 1.88m)

The utility room has a UPVC double glazed window to the side elevation, wall-mounted, wooden worktops, Belfast sink, space and plumbing for a washing machine, space for a tumble dryer, a radiator, a tiled splashback, and tiled flooring.

W/C

2'6" x 5'6" (0.77m x 1.68m)

This space has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, heated towel rail, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

9'0" x 9'10" (2.74m x 3.00m)

The landing has a UPVC double glazed bay window to the front elevation, carpeted flooring, a ceiling design featuring coffered panels, with elegantly bordered with coving, and providing access to the first floor accommodation.

Inner Landing

The inner landing has carpeted flooring, and access into the boarded loft with lighting.

Master Bedroom

16'10" x 14'4" (5.15m x 4.39m)

The main bedroom has UPVC double glazed windows to the front and side elevation, two radiators, a feature fireplace with a wooden surround and tiled hearth, a picture rail, carpeted flooring, and access into the ensuite.

En-Suite

7'6" x 2'11" (2.30m x 0.90m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C with a wall-mounted shower hose, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture and a recessed alcove, a vertical radiator, partially tiled walls, and tiled flooring.

Bedroom Two

15'10" x 14'4" (4.84m x 4.39m)

The second bedroom has UPVC double glazed windows to the front and side elevation, a dado rail, coving to the ceiling, a radiator, and carpeted flooring.

Bedroom Three

12'3" x 13'1" (3.74m x 4.01m)

The third bedroom has a UPVC double glazed window to the side elevation, a picture rail, a radiator, and carpeted flooring.

Bedroom Four

11'11" x 11'0" (3.64m x 3.37m)

The fourth bedroom has a UPVC double glazed window to the side elevation, a picture rail, a radiator, and carpeted flooring.

Bedroom Five

9'10" x 11'0" (3.01m x 3.36m)

The fifth bedroom has a UPVC double glazed window to the side elevation, a picture rail, a radiator, and carpeted flooring.

Bathroom

8'7" x 8'10" (2.63m x 2.71m)

The bathroom has a UPVC double glazed window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with central mixer taps and a handheld shower fixture, a walk-in shower enclosure with a wall-mounted shower fixture, an extractor fan, recessed spotlights, a recessed alcove, a column radiator, floor-ceiling tiling, and tiled flooring.

Bathroom Two

6'3" x 7'6" (1.93m x 2.30m)

The second bathroom has a UPVC double glazed window to the rear elevation, a concealed dual flush W/C with a wall-mounted shower hose, a vanity-style wash basin, a walk-in shower enclosure with a ceiling-mounted rainfall and handheld shower fixture, an extractor fan, recessed spotlights, a recessed alcove, a heated towel rail, coving to the ceiling, tiling to the walls, and tiled flooring.

OUTSIDE

The exterior of the property features a lawn adorned with mature plants, shrubs, and bushes. There is a garden room, beautifully planted borders, and a gravelled pathway that leads to the side garden, which includes a gravel seating area. Steps ascend to a decked seating area, accompanied by outbuildings and an additional lawned space. The gravel driveway provides access to the garage, and the rear gravelled area.

Garage

10'4" x 17'9" (3.15m x 5.42m)

The garage has a UPVC double glazed window to the side elevation, a single door out to the side garden, a wall-mounted boiler, a water cylinder, electrics, lighting, and an electric roller door opening onto the driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – Yes in a conservation area

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	77	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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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