Robert Ellis

look no further. . .

Chalfont Drive
Aspley, Nottingham NG8 3LT

THREE DOUBLE BEDROOM DETACHED
FAMILY HOME IN A QUIET LOCATION

£375,000 Freehold

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Nestled on a peaceful family-friendly street in Aspley, this charming three-bedroom detached home on Chalfont Drive combines spacious living with classic 1930s character and convenient access to excellent schools, local amenities, Wollaton Park, Queens Medical Centre, and the M1 motorway.

The property boasts a large gated front garden with lawn and a double driveway leading to a covered carport featuring barn doors, providing parking for two additional vehicles. A detached garage with electric access sits to the rear of the carport.

Step through the porch into a spacious entrance hall with a cloakroom and downstairs WC. The front living room features a curved bay window and a gas fireplace with a marble surround, adding warmth and character. To the rear, a dining room with double doors opens into a bright conservatory with a solid base and glass walls and roof, overlooking the beautifully maintained rear garden.

The well-equipped kitchen overlooks the garden and includes integrated appliances. Upstairs, plush carpeted stairs lead to a large landing with loft access. There are three generous double bedrooms, including fitted storage and a bay window, alongside a four-piece family bathroom.

The property's original 1930s features shine throughout, with elegant coving, skirting, architrave, and stained glass windows adding timeless charm. The rear garden is beautifully maintained with patio seating, a lawn, side access, a shed, and an allotment area—perfect for gardening enthusiasts.

This delightful home offers a blend of period character, space, and a superb location, making it ideal for families seeking comfort and convenience.

Entrance Porch
2'11" x 5'10" approx (0.9 x 1.8 approx)
UPVC entrance door with fixed double glazed panels wither side leading into the entrance porch comprising tiled flooring, lighting and wooden glazed door with glazed panels either side leading into the inner entrance hallway.

Entrance Hallway
19'4" x 14'5" approx (5.9 x 4.4 approx)
This spacious entrance hallway benefits from having wooden flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, dado rail, storage cupboard providing useful cloak space, under stairs storage, doors leading off to:

WC
2'11" x 6'10" approx (0.9 x 2.1 approx)
UPVC double glazed window to the side elevation, WC, handwash basin, tiled splashbacks.

Lounge
19'4" x 18'4" approx (5.9 x 5.6 approx)
UPVC double glazed bay fronted window to the front elevation, carpeted flooring, feature gas fireplace incorporating marble hearth and back panel with wood surround, dado rail, coving to the ceiling, wall mounted radiator.

Dining Room
12'1" x 14'1" approx (3.7 x 4.3 approx)
This bright and spacious dining room comprises carpeted flooring, gas fire, dado rail, coving to the ceiling, wall mounted radiator, internal glazed sliding doors leading through to the conservatory.

Conservatory
7'2" x 11'1" approx (2.2 x 3.4 approx)
Carpeted flooring, power, glass surround and roof providing ample natural daylight, doors to the rear elevation leading out to the rear garden.

Kitchen
13'5" x 14'1" approx (4.1 x 4.3 approx)
Tiled flooring, tiled splashbacks, coving to the ceiling, wall mounted radiator, UPVC double glazed window to the rear elevation, a range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, integrated microwave, integrated fridge freezer, door leading through to the car port.

First Floor Landing
This bright and spacious landing features a stained glass window to the side elevation, dado rail, carpeted flooring, loft access hatch, doors leading off to:

Bedroom One
12'1" x 14'9" approx (3.7 x 4.5 approx)
This double bedroom comprises carpeted flooring, built-in wardrobes providing ample storage space, dado rail, wall mounted radiator, coving to the ceiling, UPVC double glazed window to the rear elevation.

Bedroom Two
11'9" x 15'5" approx (3.6 x 4.7 approx)
This double bedroom comprises carpeted flooring, built-in wardrobes providing ample storage space, dado rail, coving to the ceiling, wall mounted radiator, UPVC double glazed bay fronted window to the front elevation.

Bedroom Three
8'10" x 13'9" approx (2.7 x 4.2 approx)
This double bedroom comprises carpeted flooring, dado rail, coving to the ceiling, wall mounted radiator, UPVC double glazed window to the front elevation.

Family Bathroom
13'9" x 10'5" approx (4.2 x 3.2 approx)
Two UPVC double glazed windows to the rear and side elevations, laminate floor covering, corner bath, shower cubicle with electric shower over, extractor fan, wall mounted radiator, chrome heated towel rail, tiled splashbacks, WC, handwash basin, airing cupboard housing the boiler.

Outside

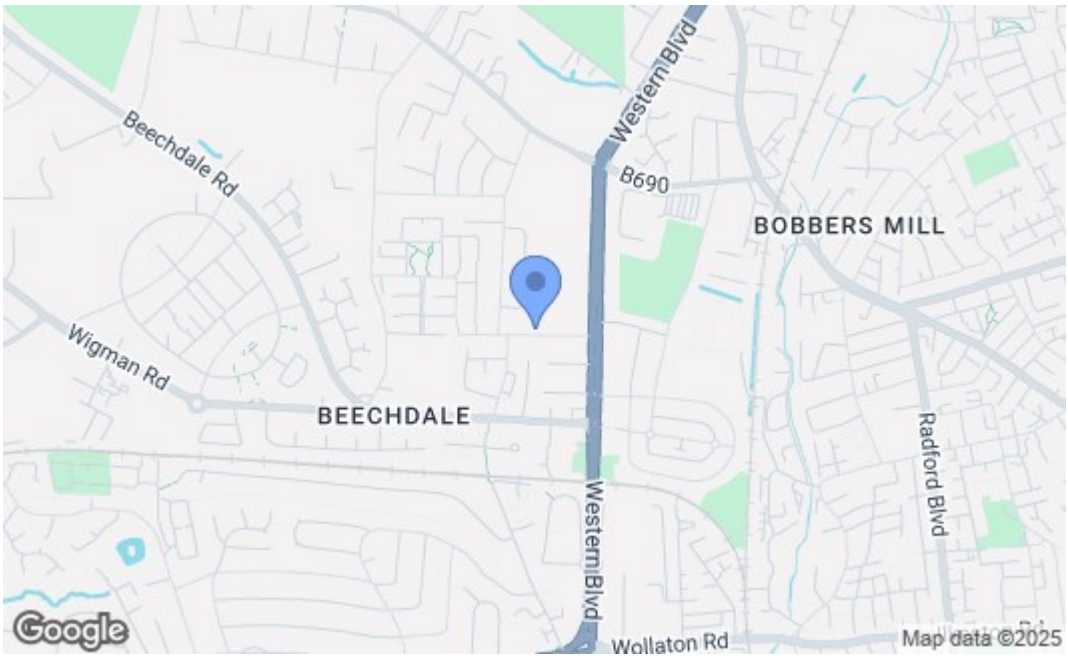
Front of Property
To the front of the property there is a gated driveway providing off the road parking, double gated access to the carport, front lawned garden with a range of plants and shrubbery planted to the borders, fenced and walled boundaries.

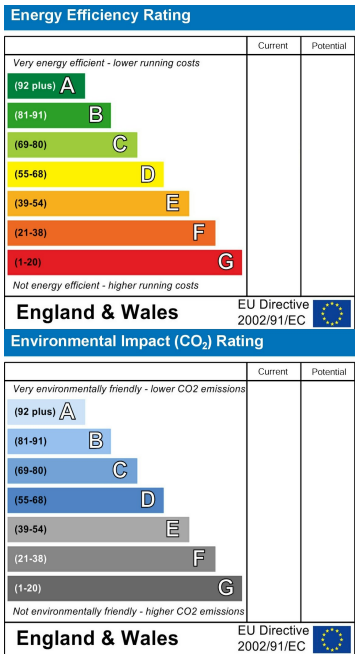
Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, access to the garage, access to the carport, pathway to the side leading to the shed and greenhouse to the rear, vegetable garden, a range of plants and trees planted to the borders, large lawned area, this well maintained garden provides a tranquil relaxing space to the property.

Car Port
Secure gated access to the front of the property, space for two cars, lighting, access to the garage, access to the garden, access to the kitchen.

Garage
9'6" x 19'0" approx (2.9 x 5.8 approx)
Light and power, up and over door to the front elevation, windows to the side elevation, side access door leading to the garden.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 17mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





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.