| Chartwell Grove | Mapperley | Nottingham | NG3 5RD

Robert Ellis
RESIDENTIAL



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Entrance Hallway
10'3 x 19'2 approx (3.12m x 5.84m approx)
Modern composite door to the front elevation with UPVC double glazed panels on the side, recess spotlight to ceiling, LVT flooring, wall mounted radiator, staircase to first floor landing with ceiling light point and UPVC double glazed window above, storage cupboard providing useful additional storage, panelled doors leading off to:

Living Room
15'9 25'4 approx (4.80m 7.72m approx)
UPVC double glazed ledded picture window to the front elevation, wall mounted double radiator, ceiling light points, air conditioning unit, feature fireplace incorporating living flame gas fire with inset windows either side, UPVC double glazed ledded French doors leading to enclosed landscaped garden, panelled doors leading to entrance hallway, and to open Kitchen-Dining.

Groun Floor WC
25'4 x 4'8 approx (7.72m x 1.42m approx)
Feature UPVC double glazed circular ledded window to the front elevation, vanity wash hand basin, low level flush WC, wall mounted radiator, tiled splashbacks with mosaic tiles round, LVT flooring, ceiling light point.

Snug
9'7 x 10'4 approx (2.92m x 3.15m approx)
Glazed door to the side elevation, ceiling light point, wall mounted double radiator.

Open Plan Dining- Kitchen
16'11 x 29' approx (5.16m x 8.84m approx)
This open plan modern living/dining/kitchen benefits from having a range of temporary matching wall and base units incorporating quartz worksurfaces above, separate island unit incorporating additional seating area, five ring gas hob with Stainless Steel NEFF extractor above, integrated dishwasher, undercounter mounted sink with modern swan mixer tap above, integrated double oven, integrated microwave, recess spotlight to ceiling, two UPVC double glazed picture windows to the rear elevation overlooking enclosed rear garden, with UPVC double glazed French leaded doors providing access to rear garden, LVT flooring, wall mounted double radiator, ample space for seating and dining areas, internal door leading through to separate utility room.

Utility Room
6'3 x 9'10 approx (1.91m x 3.00m approx)
A range of matching wall and base units incorporating quartz worksurfaces over, space and plumbing for automatic washing machine, space and point for freestanding American style fridge-freezer, ceiling light point, wall mounted radiator, internal glazed door leading through to conservatory.

First Floor Landing
UPVC double glazed leaded window to the front elevation, loft access hatch, two ceiling light points, wall mounted radiator, cupboard housing water cylinder with additional storage above, panelled door leading off to:

Bedroom One
16'9 x 11'8 approx (5.11m x 3.56m approx)
UPVC double glazed leaded window to the rear elevation, built-in wardrobe providing ample storage space, heated towel rail, recess spotlight to ceiling, panelled door leading through ensuite bathroom., air conditioning unit.

Ensuite Bathroom
10' x 9'2 approx (3.05m x 2.79m approx)
UPVC double glazed leaded window to the side elevation, freestanding bath with freestanding mixer tap over, incorporating shower attachment head above, low level flush WC, wash hand basin, shower enclosure featuring rain water shower above, extractor fan, ceiling light points, chrome heated towel rail, fully tilled walls.

Bedroom Two
14'05 x 11'05 approx (4.39m x 3.48m approx)
UPVC double glazed leaded window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing ample additional storage, with additional built-in dressing table, air conditioning unit.

Family Bathroom
6'04 x 12'5 approx (1.93m x 3.78m approx)
UPVC double glazed leaded window to the front elevation, four piece suite comprising walk-in shower enclosure with mains fed shower head above, vanity wash hand basin with storage below, low level flush WC, panelled bath with shower attachment over, fully tilled walls, chrome heating towel rail, ceiling light point, extractor unit, , shaver point, illuminated mirror.

Bedroom Three
12'08 x 10' approx (3.86m x 3.05m approx)
UPVC double glazed leaded window to the front elevation, wall mounted radiator, built-in wardrobe providing ample additional storage place, ceiling light point, panelled door leading to ensuite shower room, air conditioning unit.

Ensuite Shower Room
4'9 x 9'7 approx (1.45m x 2.92m approx)
Three piece suite comprising walk-in shower enclosure with mains fed shower above, vanity wash hand basin, low level flush WC, UPVC double glazed window to the side elevation, tilled walls, ceiling light point, chrome heated towel rail.

Bedroom Four
14'07 x 16'10 approx (4.45m x 5.13m approx)
Two UPVC double glazed leaded windows to the rear elevation, wall mounted radiator, recess spotlights to ceiling, built-in wardrobe providing ample additional storage, built-in dressing table, panelled door leading to ensuite shower room.

Ensuite Shower Room
6'2 x 9'08 approx (1.88m x 2.95m approx)
Shower enclosure with shower head above, low level flush WC, vanity wash hand basin with storage below, tilled splashbacks, chrome heated towel rail, recess spotlight to ceiling.

Rear of Property
To the rear of the property there is an enclosed rear garden with fencing to the boundaries, large paved patio, additional raised decked area offering seating, gated access to the rear elevation, mature shrubs and plants to the borders, additional summer house to the rear.

Front of Property
To the front of the property there is a large block paved driveway providing off the road parking, additional driveway to the side with triple garage, light power, fencing to the boundaries, pathway to the front door.

Summer House
13'5 x 19'08 approx (4.09m x 5.99m approx)
UPVC double glazed French door to the front elevation, UOVC double glazed windows to the side elevation, light power, air conditioning for winter and summer heating, bar with tilled worktop and additional storage below.

Triple Garage
19'11 x 32'9 approx (6.07m x 9.98m approx)
UPVC double glazed window to the side elevation, double doors to front elevation, electric up and over door, loft access hatch, light power.

Conservatory
20'2 x 9'4 approx (6.15m x 2.84m approx)
UPVC double French doors to rear elevation looking over to the rear garden, UPVC double glazed windows to side and rear elevations, wall mounted double radiator, internal door providing access to garage, air conditioning unit providing summer and winter heating, double doors leading through to utility and snug.

Agents Notes: Additional Information
Council Tax Band: G
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 3mbps 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









ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXCEPTIONAL FOUR-BEDROOM EXECUTIVE DETACHED FAMILY HOME, OFFERING AN IMPRESSIVE LEVEL OF SPACIOUS AND BEAUTIFULLY PRESENTED ACCOMMODATION WITHIN A HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION.

Situated on Chartwell Grove, within the desirable Mapperley Plains area of Nottingham, this outstanding detached residence offers a superb combination of contemporary living, generous proportions and versatile accommodation, ideally suited to modern family life.

Beautifully presented throughout, the property has been thoughtfully designed to provide both comfortable everyday living and exceptional spaces for entertaining family and friends.

Upon entering the property, you are welcomed by an impressive reception hallway, setting the tone for the accommodation beyond. The substantial living room extends to over 25ft in length and features an attractive fireplace, air conditioning and French doors opening onto the landscaped rear garden.

Undoubtedly one of the standout features of this exceptional home is the stunning open-plan dining kitchen, extending to approximately 29ft. Fitted with a comprehensive range of contemporary wall and base units, complemented by quartz work surfaces, integrated appliances and an impressive central island with breakfast seating, this space provides a wonderful environment for both everyday family living and entertaining.

The ground floor accommodation is further enhanced by a separate utility room, a versatile snug which could equally be utilised as a home office, a ground floor WC and a generous conservatory overlooking the rear garden.

To the first floor, the spacious landing provides access to four generously proportioned bedrooms, all benefiting from fitted wardrobes. Three of the bedrooms enjoy their own en-suite facilities, with the principal bedroom featuring a particularly impressive en-suite bathroom complete with a freestanding bath, separate shower enclosure and underfloor heating. A beautifully appointed four-piece family bathroom completes the first-floor accommodation.



The property further benefits from gas central heating, UPVC double glazing and air conditioning within several rooms, providing additional comfort throughout the year.

Externally, the property is equally impressive. To the front, an extensive block-paved driveway provides ample off-road parking for multiple vehicles, together with access to substantial garaging extending to approximately 32ft in width.

To the rear, the enclosed landscaped garden features a generous lawn, mature planted borders, a large paved patio and a raised decking area, providing a variety of spaces for outdoor dining, relaxation and entertaining.

A particularly attractive addition is the substantial detached summer house, complete with its own bar, power, lighting and air conditioning, making it an ideal space for entertaining throughout the year.

The property is conveniently positioned for access to Mapperley Top, offering a range of independent shops, cafés, restaurants and everyday amenities, together with local schools, transport links and access to Nottingham city centre. Gedling Country Park is also within easy reach, offering extensive open green spaces and countryside walks.

This is a rare opportunity to acquire a substantial and beautifully appointed family residence in a desirable residential setting.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE, QUALITY AND VERSATILITY OF THE ACCOMMODATION ON OFFER. CONTACT ROBERT ELLIS TODAY TO ARRANGE YOUR PRIVATE VIEWING.










Cocktails
&
Dreams

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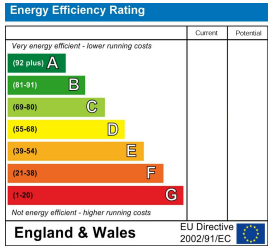

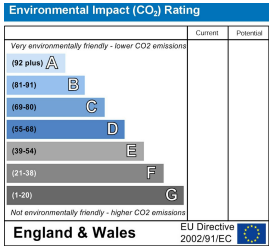

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.

Robert Ellis
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78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
Telephone: 0115 648 5485 Fax: #
arnold@robertellis.co.uk