



ELITE HOMES

Consultative Estate Agents with Integrity



26 Clementine Drive, Mapperley, Nottingham
NG3 5UX

Overview

A stylishly refurbished executive detached family home located on the highly regarded Chartwell Heights development directly off Mapperley Plains. Boasting five double bedrooms, two en-suites and a family bathroom with both shower cubicle and bath. The property is situated at the head of a private cul-de-sac, with detached double garage, adjoining private sun terrace and newly renovated decked low maintenance rear garden.

Key Features

- Beautifully Refurbished Executive Detached Home
- 5 Good Size Bedrooms, 2 En-Suites and Family Bathroom.
- Impressive Open Plan Kitchen with Central Island
- Family Room / Sunroom with Bespoke Fitted Blinds and Patio doors to Decking.
- Elegant Dining Room and Separate Lounge with Plantation Shutters.
- Stylish Entrance Hall and Downstairs W.C Cloakroom with Underfloor Heating
- Renovated Decking Area with New Pergola and External Lighting - Low Maintenance Garden and Separate Private Sun Terrace
- Detached Double Garage and Private Driveway.
- Private Cul-De-Sac Position.

Accommodation

Ground Floor

As you enter this property you are immediately hit by the stylish décor and high-end finish of this top to bottom refurbishment. Benefiting from fresh decoration, new carpets, flooring and tiling, designer radiators, upvc double glazing and gas central heating.

The entrance hall has a striking white Porcelain Herringbone tiled floor with electric underfloor heating. There is a useful downstairs toilet and cloakroom where this statement flooring continues. A newly fitted glass balustrade finishes the stylish staircase area.

The accommodation is deceptively spacious, boasting 3 reception rooms. The impressive open plan Kitchen Diner has a large central island with solid oak worktop and space for seating. There is a good range of kitchen units, downlighting, black solid granite worktops, Range Master double oven and extractor canopy and integrated Hotpoint dishwasher and space for a washer/dryer. Patio doors with new custom fit pleated blinds open out to the sunny decking terrace and garden. The light and airy Family room / Sunroom is a fantastic additional living space enjoying far reaching views, also with new custom fit pleated blinds for shade and privacy. The Lounge is a well-proportioned relaxing room with refurbished fireplace and newly fitted plantation shutters. The elegantly styled Dining Room offers a great space for entertaining and hosting family get togethers with modern décor and newly fitted plantation shutters.

First Floor

There are 5 good size double bedrooms each with newly fitted venetian blinds and a selection of storage solutions. The property boasts 2 en-suites and a large family bathroom, all beautifully tiled and fitted with new flooring. On the landing, there is easy loft access with drop down ladder to a large, boarded loft space.

Outside

To the front, the driveway provides off-street parking for two cars with separate up and over doors leading into the double garage which has light and power and loft storage space. There is also a front-mounted LED flood light and steps leading down to a private enclosed paved patio with wall lighting. The left-hand side of the property has a path and gated access leading to a side storage area with a gate in turn leading to the rear.

To the rear, the property enjoys a sunny aspect and appreciates far reaching views. The current owners have newly refurbished the stylish, full-width decking area with contemporary Pergola, external lighting and outside tap. New decked steps lead down to a small gravelled garden/seating area with blue slate, larch edging, and garden shed.

Location

Clementine Drive is situated off the highly regarded Chartwell Heights development, conveniently located close to Mapperley Top. This popular shopping area offers a wide variety of facilities including many independent retailers, coffee shops, bars and restaurants.

In the opposite direction, within a short walk, there is a Sainsbury's local and the well-known Spring Lane Farm Shop. Gedling Country Park is only a short distance away, with fabulous countryside walks within easy access.

Nottingham City centre is within easy reach, with various transport links available and only a 15 minute drive away.

Council Tax Band F

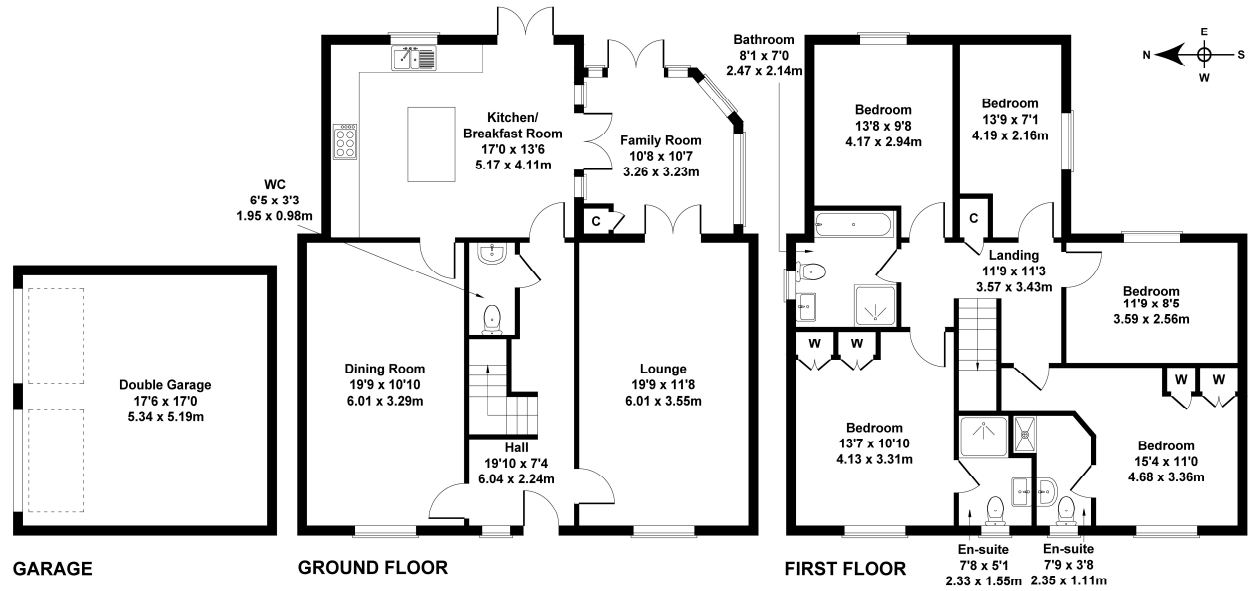




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area
2110 sq ft - 196 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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