

# HoldenCopley

PREPARE TO BE MOVED

Mapperley Orchard, Arnold, Nottinghamshire NG5 8AG

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**Guide Price £380,000**

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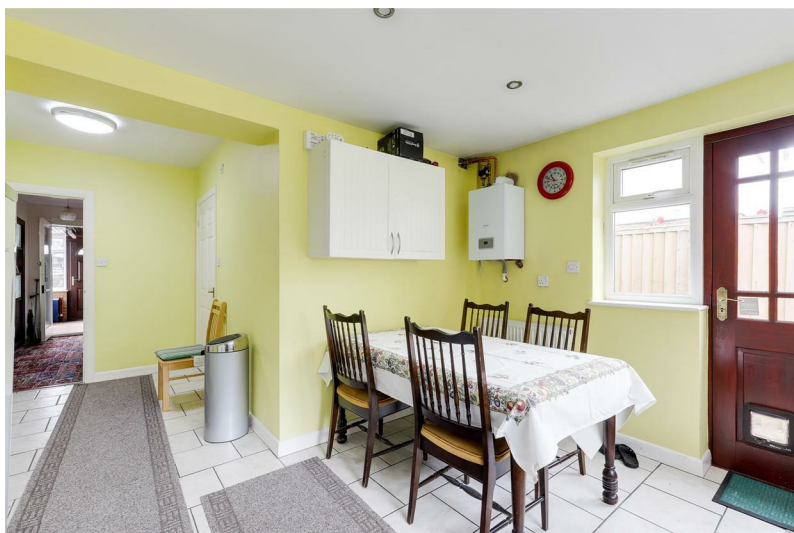


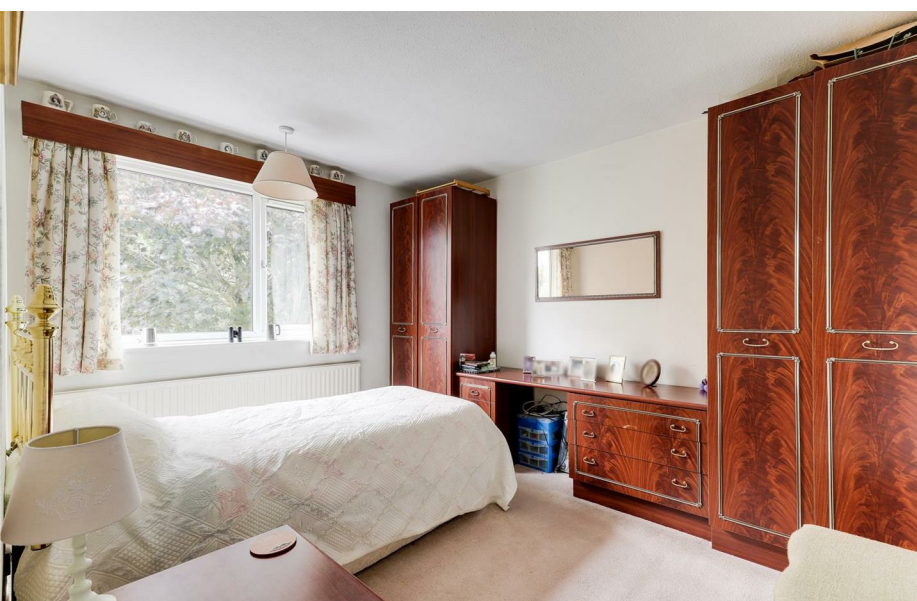
GUIDE PRICE £380,000 - £400,000

NO UPWARD CHAIN...

This spacious four-bedroom detached house is a fantastic opportunity, offering plenty of potential and coming to the market with no upward chain. Nestled in a sought-after location, it benefits from being close to local amenities, excellent school catchments, and the picturesque countryside, making it ideal for families. The ground floor comprises an inviting entrance porch and hall, a convenient W/C, two generously sized reception rooms perfect for entertaining, a well-appointed fitted kitchen, a versatile lean-to, and a practical wet room. On the first floor, four well-proportioned bedrooms provide comfortable living space, all serviced by a family bathroom suite. The exterior of the property features a driveway with access to the garage at the front, while the rear boasts a beautifully maintained garden with a variety of trees, plants, and shrubs, offering a tranquil outdoor retreat. This home presents a unique chance to create a personalised living space in a prime location.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Lean-To & Ground Floor W/C
- Wet Room & Bathroom Suite
- Driveway & Garage
- Fantastic-Sized Garden
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Porch

10'5" x 4'7" (3.19 x 1.40)

The entrance porch has carpeted flooring, a panelled feature wall and ceiling, UPVC double-glazed windows to the front and side elevation, and a single door providing access into the accommodation.

### Hallway

13'1" x 4'7" (4.00 x 1.41)

The inner hall has carpeted flooring, an in-built cupboard, coving to the ceiling, and a radiator.

### Living Room

17'6" x 11'8" (5.35 x 3.58)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, two radiators, a TV point, a feature fireplace with a decorative surround, and a ceiling rose.

### W/C

7'6" x 2'9" (2.29 x 0.85)

This space has a low level dual flush W/C, a wash basin, tiled splashback, wood-effect flooring, a panelled ceiling, and a single-glazed obscure window.

### Kitchen

11'11" x 18'10" (max) (3.64 x 5.75 (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a cooker with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine and a dishwasher, space for a dining table, tiled flooring, tiled splashback, a wall-mounted boiler, two radiators, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and a single door providing access to the garden.

### Wet Room

8'1" x 5'8" (2.48 x 1.74)

This space has a low level dual flush W/C, a pedestal wash basin, a wall-mounted shower fixture with grab handles, floor-to-ceiling tiles, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Dining Room

17'10" x 11'10" (5.46 x 3.63)

The dining room has carpeted flooring, coving to the ceiling, a ceiling rose, a radiator, a UPVC double-glazed window to the side elevation, and a sliding patio door opening out to the rear garden.

### Lean-To

18'2" x 4'6" (5.56 x 1.38)

The lean-to has panelled walls, single-glazed windows to the side elevation, and a single door to the front and rear gardens.

## FIRST FLOOR

### Landing

12'6" x 6'0" (3.83 x 1.85)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

### Bathroom

8'4" x 5'7" (2.56 x 1.71)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a corner shaped bath with a mains-fed shower and a shower screen, a radiator, floor-to-ceiling tiles, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Four

8'11" x 8'5" (2.72 x 2.58)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, a radiator, and carpeted flooring.

### Bedroom Three

11'7" x 9'7" (3.54 x 2.94)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bedroom Two

12'7" x 9'1" (3.86 x 2.79)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

### Bedroom One

12'3" x 11'8" (3.75 x 3.56)

The first bedroom has a UPVC double-glazed window to the front and side elevation, carpeted flooring, a radiator, and a range of fitted wardrobes.

## OUTSIDE

### Front

To the front of the property is a driveway with access into the garage.

### Garage

18'6" x 8'11" (5.64 x 2.73)

The garage has a ceiling strip light, a UPVC double-glazed obscure window to the side elevation, and an electric up and over door opening out onto the front driveway.

### Rear

To the rear of the property is a private enclosed garden with a lawn, a range of trees, plants and shrubs, a greenhouse, courtesy lighting, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

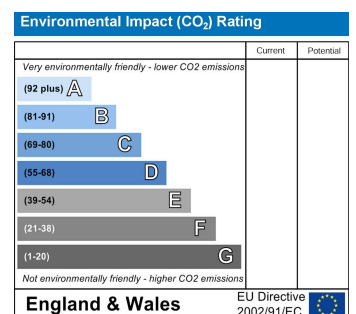
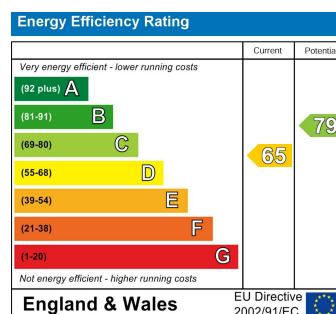
The vendor has advised the following:

Property Tenure is Freehold

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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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