

# HoldenCopley

PREPARE TO BE MOVED

Cudworth Drive, Mapperley, Nottinghamshire NG3 6AW

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Guide Price £250,000



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GUIDE PRICE £250,000 - £260,000

## LOCATION, LOCATION, LOCATION

This spacious four storey modern townhouse will make the perfect home for any growing family.

The property is situated on a modern development just a short walk away from Mapperley Top. It is one of the largest on the estate and is being sold with no upward chain.

To the ground floor there is a study, utility room along with bedroom five.

The first floor has a good sized breakfast kitchen with its own balcony along with a family sized lounge and another larger balcony.

The third floor has three bedrooms with two bathroom suites.

To the top floor there is another double bedroom.

Outside there is a garage and parking to the front and to the rear there is a generous sized private enclosed garden.

## NO UPWARD CHAIN







- Modern Townhouse
- Five Bedrooms
- Four Storey
- Two Bathrooms
- Breakfast Kitchen
- Two Balconies
- Utility and Downstairs WC
- Ground Floor Study
- Garage and Parking
- No Upward Chain









Ground Floor:

Entrance Hall

22'11" x 7'2" (7.00 x 2.20)  
The hall has a composite door, a radiator and provides access to the accommodation

Cloakroom

This space has a low level flush WC and a handbasin

Utility

9'2" x 7'10" (2.80 x 2.40)  
The utility room has a range of storage, space and plumbing for a washing machine and a door leading to the rear

Family Room

12'5" x 7'6" (3.80 x 2.30)  
This room has a radiator and French doors leading to the garden

Study

9'6" x 8'10" (2.90 x 2.70)  
The study has a double glazed window and a radiator

Garage

17'4" x 7'10" (5.30 x 2.40)

First Floor:

Living Room

17'4" x 15'1" (5.30 x 4.60)  
The lounge has a double glazed window, TV point, two radiators, gas fire with feature surround and French doors leading to a 4.60 x 1.50 balcony

Kitchen Diner

23'11" x 12'1" (7.30 x 3.70)  
The kitchen has a range of base and wall units, a stainless steel sink and a half with drainer and mixer taps, an integrated double oven, gas hob, extractor, space for under counter appliances, a radiator, two double glazed windows, TV point, space for a dining table and access to the balcony via French doors

Second Floor:

Master Bedroom

21'11" x 8'10" (6.70 x 2.70)  
The main bedroom has three double glazed windows, a radiator, TV point and built in wardrobes

En-Suite

8'10" x 6'2" (2.70 x 1.90)  
This space has a shower cubicle, low level flush WC, hand

basin, radiator, bath, part tiled walls and a double glazed window

Bedroom Three

10'9" x 8'10" (3.30 x 2.70)  
This bedroom has a double glazed window, radiator and built in wardrobes

Bedroom Four

10'9" x 6'6" (3.30 x 2.00)  
Bedroom four has a double glazed window and a radiator

Bathroom

6'6" x 5'6" (2.00 x 1.70)  
The bathroom has a low level flush WC, hand basin, bath with hand-held shower, tiled walls and a radiator

Third Floor:

Bedroom Two

12'1" x 9'2" (3.70 x 2.80)  
This bedroom has two double glazed windows, loft access, a radiator and a built in wardrobe

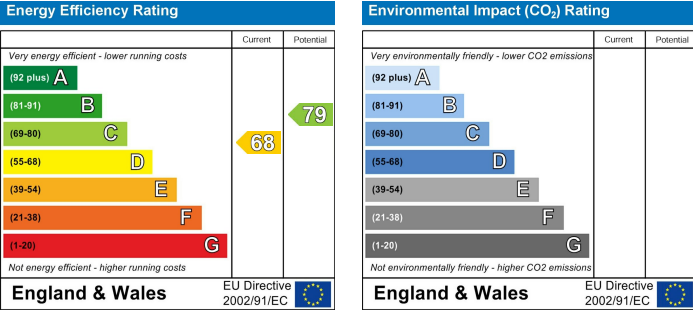
Outside:

Front

To the front of the property there is a driveway providing off-street parking, access to the garage and a lawned garden

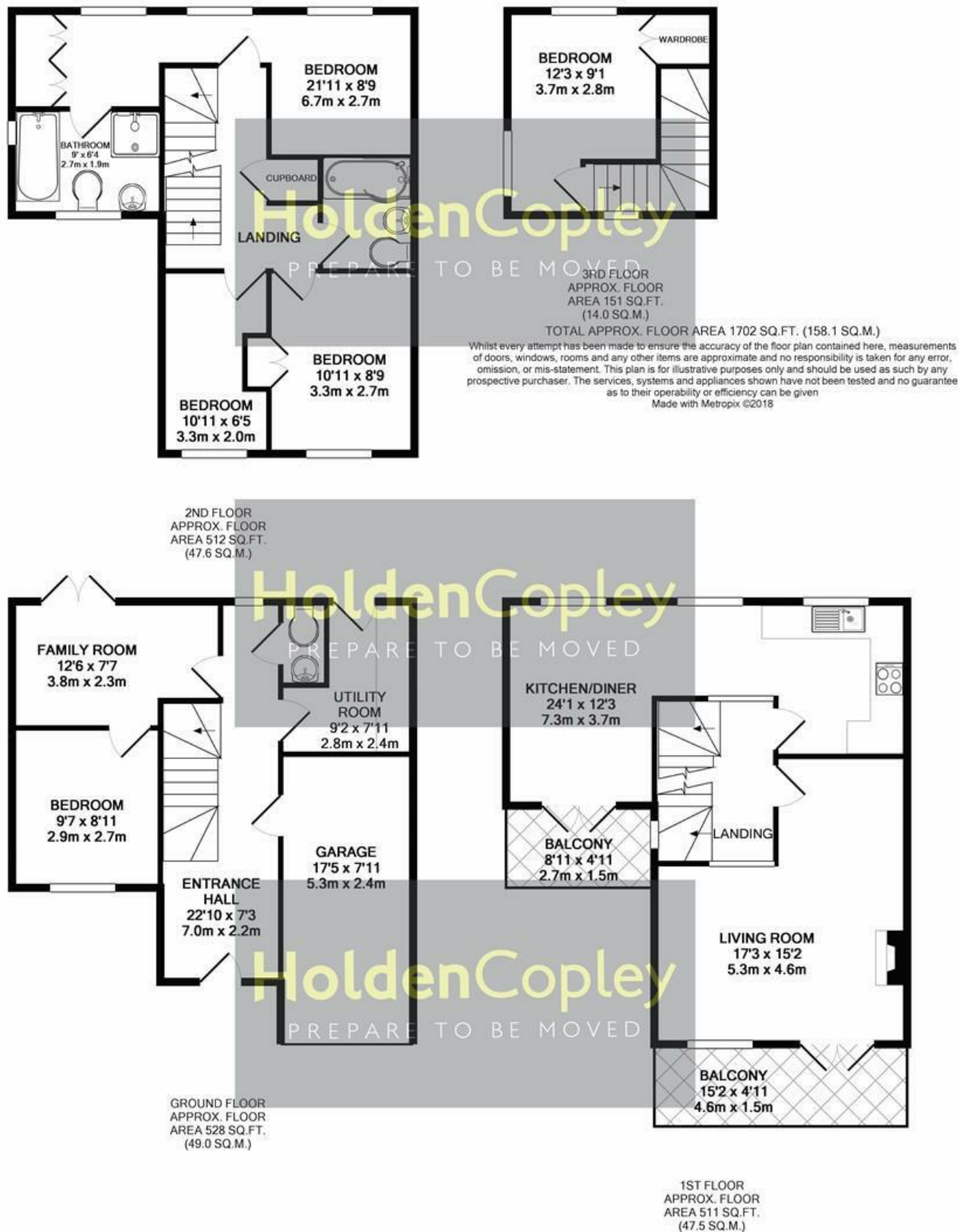
Rear

To the rear of the property there is a private enclosed garden mainly laid to lawn





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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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