

# HoldenCopley

PREPARE TO BE MOVED

Cyprus Road, Mapperley Park, Nottinghamshire NG3 5EB

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**Guide Price £650,000 - £700,000**

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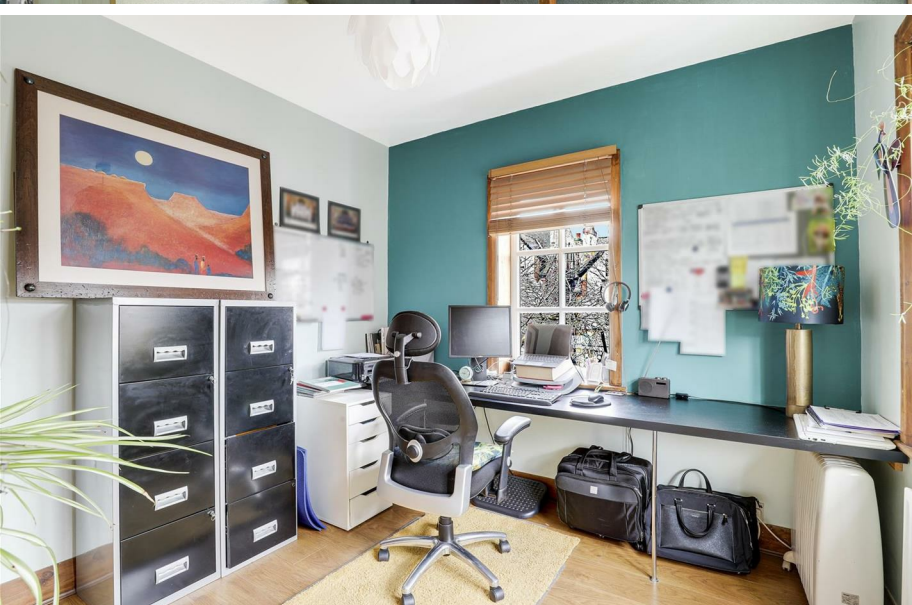
GUIDE PRICE £650,000 - £700,000

WELL-PRESENTED DETACHED FAMILY HOME...

This five bedroom detached house occupies a generous sized plot boasting spacious accommodation well proportioned across three floors whilst benefiting from a range of beautiful features throughout including picture rails, wooden oak flooring, open feature fireplaces and much more. Situated in a highly sought after location, within a conversion area, with close proximity to various local amenities, such as shops, eateries, great schools and easy access into Nottingham City Centre together with the Universities and the City Hospital. The ground floor consists of an entrance hall with an original single door providing access into the accommodation, a large living room with a feature fireplace, a modern open plan kitchen/diner with fully integrated appliances, a conservatory and a W/C. The first floor hosts four bedrooms which are serviced by a stylish three-piece bathroom suite and a separate W/C. The second floor carries the third bedroom and a stylish four-piece bathroom suite. To the front of the property is a driveway with access to the garage providing ample off-road parking and to the rear is a private enclosed garden with a lawn, a block paved area and mature plants and shrubs.

MUST BE VIEWED





- Detached House
- Five Great-Sized Bedrooms
- Large Living Room
- Modern Open Plan Kitchen/Diner
- Conservatory
- Two Bathroom Suites & Ground Floor W/C
- Private Enclosed Garden
- Ample Off-Road Parking
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

11'8" x 10'7" (3.58m x 3.23m)

The entrance hall has wooden oak flooring, carpeted stairs, two in-built storage cupboards, a radiator, a dado rail, a picture rail, wall-mounted light fixtures, two UPVC double glazed windows to the front and rear elevations and a single original door providing access into the accommodation

### Living Room

20'0" x 12'11" (6.10m x 3.95m)

The living room has carpeted flooring, an original feature fireplace with a gas fire and a decorative surround, a TV point, a picture rail, a radiator and two UPVC double glazed windows to the front and side elevations

### Dining Room

19'5" x 11'10" (5.92m x 3.61m)

The dining room has wooden oak flooring, an original feature fireplace with a decorative surround, a radiator, wall-mounted light fixtures, a picture rail and a double glazed bay window to the side elevation

### Kitchen

12'11" x 12'11" (3.95m x 3.95m)

The kitchen has a range of fitted base and wall units with bespoke concrete worktops, an undermount sink and a half with drainer grooves and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, an integrated fridge, an integrated dishwasher, a pantry, a utility cupboard, a feature island, wooden oak flooring and two double glazed windows to the side and rear elevations

### Hall

The hall has wooden oak flooring and a radiator

### Conservatory

17'6" x 10'11" (5.34m x 3.33m)

The conservatory has tiled flooring, a radiator, a UPVC triple glazed window surround, two Velux windows, a UPVC triple glazed roof and UPVC triple French doors providing access to the rear garden

### W/C

1'0" x 5'4" (0.31m x 1.63m)

This space has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, tiled splashback, wooden oak flooring and a UPVC double glazed obscure window to the rear elevation

## FIRST FLOOR

### Landing

19'3" x 6'6" (5.89m x 2.00m)

The landing has carpeted flooring, a radiator, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

### Bedroom One

11'10" x 19'7" (3.63m x 5.98m)

The main bedroom has carpeted flooring, four in-built wardrobes, a feature open fireplace, a radiator, a picture rail and a double glazed bay window to the side elevation

### Bedroom Two

13'1" x 12'11" (4.00m x 3.94m)

The second bedroom has carpeted flooring, an in-built wardrobe, a radiator, a picture rail and a two UPVC double glazed window to the side and rear elevations

### Bedroom Four

9'4" x 9'6" (2.87m x 2.91m)

The fourth bedroom has carpeted flooring, an open feature fireplace, a picture rail and two double glazed windows to the front and side elevations

### Bedroom Five

9'4" x 9'6" (2.87 x 2.90)

The fifth bedroom has an in-built storage cupboard, a radiator and two windows to the front and side elevations

### Bathroom

9'4" x 6'7" (2.86m x 2.01m)

The bathroom has a pedestal wash basin with stainless steel taps, a freestanding clawfoot bath, a corner fitted shower enclosure with a waterfall-style and hand-held shower fixture, a glass shower screen, a chrome heated towel rail, partially tiled walls, a UPVC double glazed obscure window to the side elevation and a double glazed window to the rear elevation

### W/C

3'1" x 4'5" (0.94m x 1.36m)

This space has a low-level dual flush W/C, antico flooring and a UPVC double glazed obscure window to the side elevation

## SECOND FLOOR

### Landing

7'6" x 11'11" (2.31m x 3.64m)

The landing has carpeted flooring, four in-built wardrobes, a radiator, a Velux window and provides access to the second floor accommodation

### Bedroom Three

12'9" x 9'4" (3.91m x 2.87m)

The third bedroom has carpeted flooring, a radiator, two Velux windows, fitted black out blinds and UPVC double French doors providing access to the Juliet balcony

### Bathroom

12'9" x 9'5" (3.91m x 2.88m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a freestanding ceramic bath with central taps and a hand-held shower fixture, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a glass shower screen, tiled splashback, a chrome heated towel rail, tiled flooring, underfloor heating, recessed spotlights and two Velux windows

## OUTSIDE

### Front

To the front of the property are decorative plants and shrubs, courtesy lighting and a block paved driveway with access to the garage providing ample off-road parking

### Rear

To the rear of the property is a private enclosed garden with a lawn, a block paved area, an elevated area with mature plants and shrubs, multiple power points and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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.

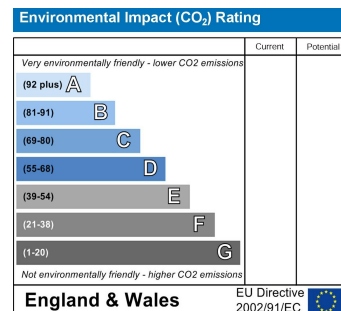
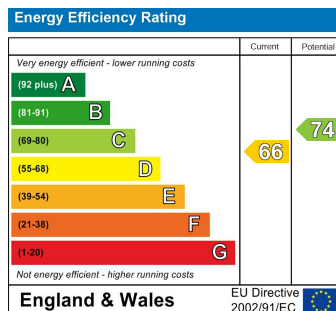
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)