

HoldenCopley

PREPARE TO BE MOVED

Plains Farm Close, Mapperley, Nottinghamshire NG3 5RE

Guide Price £430,000

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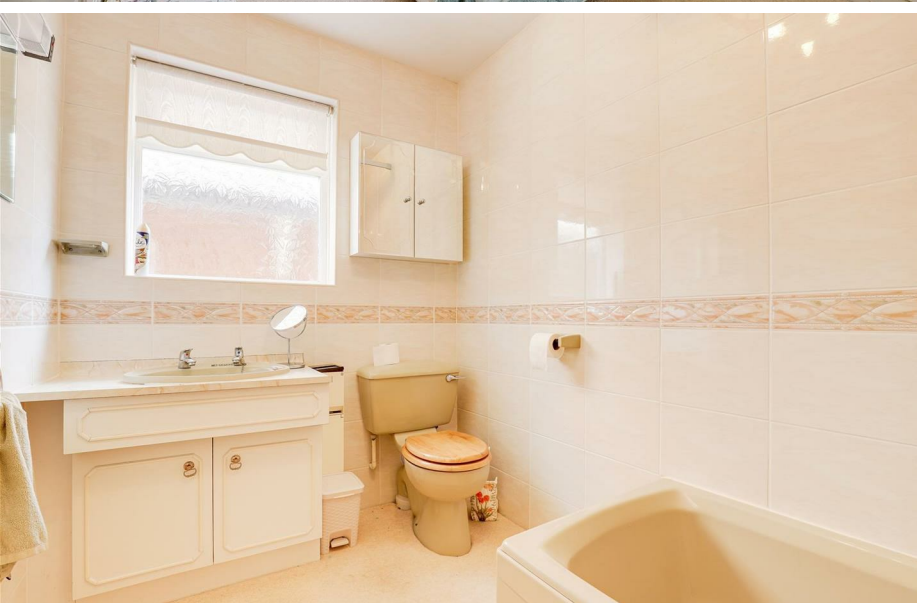


GUIDE PRICE - £430,000 TO £450,000

This three bedroom detached bungalow occupies a generous sized plot boasting spacious accommodation both inside and out whilst benefiting from being well-presented throughout and sold to the market with no upward chain, perfect for a family buyer or anyone wishing to lose the stairs. This property is situated in a quiet cul-de-sac benefiting from a sense of community due to the friendly neighbourhood whilst being within easy reach to excellent amenities and facilities, regular transporting links and various shops. Internally, the accommodation comprises of an entrance porch and an inner hall providing access to a W/C, a large living room, a dining room and a fitted kitchen with a separate utility room. The accommodation also consists of three double bedrooms serviced by two bathroom suites and ample storage space along with access to a generous sized and fully boarded loft. Outside to the front is a driveway with access into the double garage providing ample off-road parking for numerous vehicles and to the rear is a private enclosed, well-maintained garden with a retractable canopy - perfect for in the warmer months!

LOCATION, LOCATION, LOCATION...





- Detached Bungalow
- Three Double Bedrooms With Wardrobes
- Two Reception Rooms
- Kitchen With Separate Utility Room
- Two Bathrooms
- Double Garage
- Fully Boarded Loft
- Ample Off-Road Parking
- Well-Maintained Garden
- Sought After Location





ACCOMMODATION

Entrance Porch

3'8" x 5'10" (1.13m x 1.79m)

The entrance hall has carpeted flooring, exposed brick walls and a UPVC door providing access into the accommodation

Hall

9'2" x 9'9" (2.81m x 2.98m)

The inner hall has carpeted flooring, coving to the ceiling, a radiator and in-built storage cupboards

W/C

This space has a low level dual flush W/C, a wash basin with fitted storage cupboard, tiled flooring, fully tiled walls, a radiator and a single glazed obscure window to the side elevation

Kitchen

13'8" x 9'8" (4.19m x 2.97m)

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, an integrated double oven, a four ring gas hob with an extractor fan, space and plumbing for a dishwasher, space for a dining table, fully tiled walls, tiled flooring, a radiator and a UPVC double glazed window to the front elevation

Utility Room

7'4" x 5'9" (2.26m x 1.76m)

The utility room has a fitted base unit with a rolled edge worktop, a sink with taps, space and plumbing for a washing machine, space for a fridge freezer, an in-built double door cupboard, tiled flooring, fully tiled walls, a UPVC double glazed window to the side elevation and a single UPVC door providing access to the front

Living Room

23'10" x 13'10" (7.27m x 4.22m)

The living room has carpeted flooring, an exposed brick feature wall with a radiant convactor remote controlled gas fire and tiled hearth, a UPVC double glazed window to the front and rear elevation, a TV point, coving to the ceiling, two plaster wall niches, two radiators, wall light fixtures, triple fold glazed doors providing access to the dining room and a sliding patio door opening out to the rear garden

Dining Room

9'10" x 13'8" (3.01m x 4.18m)

The dining room has a UPVC double glazed window to the rear elevation, coving to the ceiling, a ceiling rose, wall light fixtures and a radiator

Hall

15'2" x 2'10" (4.64m x 0.88m)

The inner hall has carpeted flooring, recessed spotlights and provides access to all bedrooms

Bedroom One

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

The first bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a range of fitted wardrobes with over the bed storage cupboards and access into the en-suite

En-Suite

9'9" x 5'10" (2.98m x 1.79m)

The en-suite has a low level flush W/C, a vanity unit wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, fully tiled walls and a UPVC double glazed obscure window to the side elevation

Bedroom Two

11'11" x 9'10" (3.65m x 3.02m)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator and a range of fitted wardrobes with over the bed storage cupboards

Bedroom Three

8'5" x 11'11" (2.59m x 3.64m)

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator and fitted wardrobes with overhead storage cupboards

Bathroom

5'9" x 9'9" (1.77m x 2.98m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with a fitted storage cupboard, a bidet, a double shower enclosure with a wall-mounted electric shower fixture, a radiator, fully tiled walls and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Loft

The fully boarded loft has a UPVC double glazed window to the front elevation, carpeted flooring and in-built storage space

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the double garage, courtesy lighting and a range of plants and shrubs

Double Garage

The double garage has a range of shelving and benching and an remote operated up and over door

Rear

To the rear of the property is a private enclosed garden with paved patio, a well-maintained lawn and an artificial lawn, a electric operated retractable canopy, courtesy lighting, external power sockets, a range of plants and shrubs, a shed, fence panelling and hedged borders

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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.

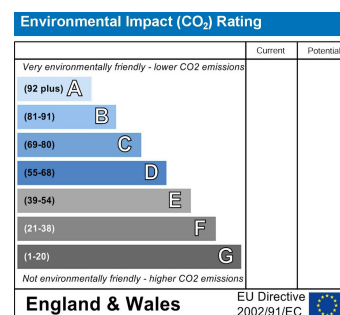
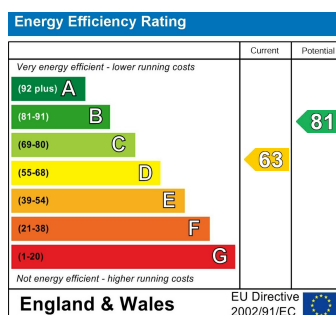
The vendor has advised the following:

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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