

HoldenCopley

PREPARE TO BE MOVED

Moore Road, Mapperley, Nottinghamshire NG3 6EF

Guide Price £350,000

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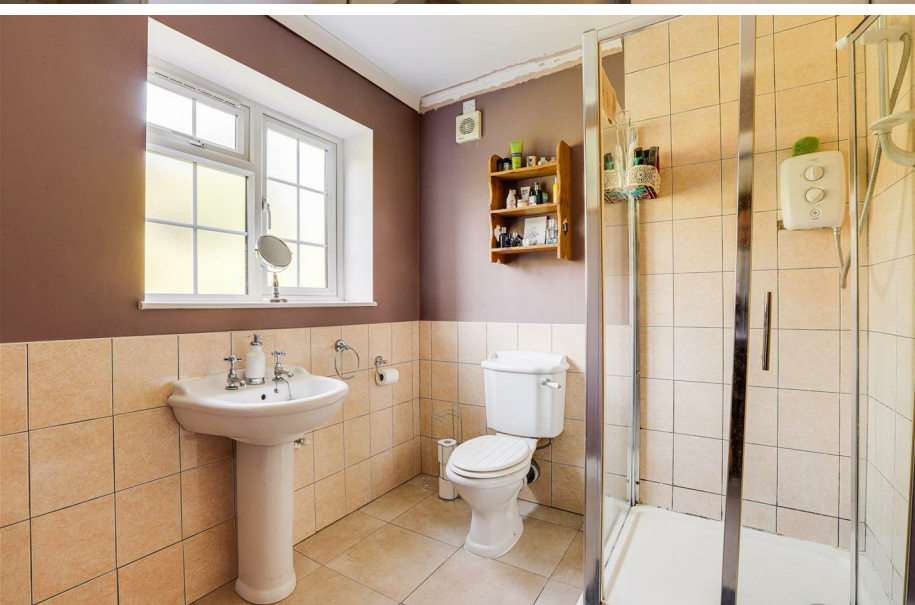
Guide Price - £350,000 - £400,000

LOCATION, LOCATION, LOCATION...

This double-fronted detached house epitomises spacious living, both indoors and outdoors, making it the perfect family home. Nestled in the highly sought-after Mapperley locale, it sits within arm's reach of Mapperley Top, a bustling hub teeming with a diverse array of shops, dining options, and excellent bus links to the City Centre. Moreover, it falls within the catchment area of outstanding schools, adding to its allure. As you cross the threshold into the welcoming entrance hall, you'll immediately appreciate the generous proportions of this home. The ground floor unfolds to reveal two reception rooms, offering versatile spaces for relaxation and entertaining. A sizable conservatory bathes the living areas in natural light, creating a seamless connection to the outdoors. The fitted kitchen and a separate utility room provide practicality and functionality, while a well-appointed shower room suite completes this level. Venturing to the first floor, you'll discover two substantial double bedrooms, perfect for restful nights and ample storage, alongside a single bedroom. An additional bathroom suite ensures convenience for the family's daily routines. Outside, the property showcases a driveway with space for multiple cars, granting easy access to the garage. The well-maintained garden at the rear offers a private oasis for outdoor enjoyment. This double-fronted detached house combines a prime location with spacious living, catering to the needs of a modern family. If you seek a harmonious blend of comfort and convenience in Mapperley, this property awaits your discovery, ready to become your family's cherished home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Large Reception Rooms
- Conservatory
- Fitted Kitchen With Separate Utility Room
- Two Bathroom Suites
- Driveway & Garage
- Enclosed Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'10" x 6'11" (max) (3.93m x 2.12m (max))

The entrance hall has tiled flooring, a wooden staircase with decorative spindles and carpeted stairs, an in-built under-stair cupboard, coving to the ceiling, a ceiling rose, a radiator and a single door providing access into the accommodation

Cupboard

4'5" x 3'0" (1.36m x 0.92m)

Living Room

12'10" x 12'0" (max) (3.92m x 3.66m (max))

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, coving to the ceiling, a picture rail, a ceiling rose, a radiator, a TV point, a feature fireplace with a decorative surround and double French doors leading into the conservatory

Conservatory

11'5" x 12'2" (3.48m x 3.71m)

The conservatory has tiled flooring, a glass roof, a radiator, UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden

Kitchen

10'4" x 7'5" (3.17m x 2.27m)

The kitchen has a range of fitted base and wall units with wooden worktops, a Belfast-style sink with a traditional mono mixer tap, an integrated oven with a five-ring gas hob and extractor fan, an integrated dishwasher, coving to the ceiling, a radiator, tiled flooring, tiled splashback and a UPVC double-glazed window to the rear elevation

Dining Room

12'11" x 11'11" (max) (3.95m x 3.65m (max))

The dining room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, coving to the ceiling, a ceiling rose, a picture rail, a recessed chimney breast alcove with a decorative mantelpiece and two radiators

Utility Room

8'0" x 7'4" (2.45m x 2.26m)

The utility room has a single-glazed window to the rear elevation, fitted base units with a worktop, a stainless steel sink and a half with a mixer tap and drainer, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, tiled flooring, coving to the ceiling, recessed spotlights and a floor-standing boiler

Shower Room

7'6" x 7'3" (2.30m x 2.21m)

This space has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation

FIRST FLOOR

Landing

10'1" x 6'11" (max) (3.08m x 2.13m (max))

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

Bedroom One

13'0" x 11'11" (max) (3.96m x 3.63m (max))

The first bedroom has a UPVC double-glazed window to the front and rear elevation, coving to the ceiling, a picture rail, wood-effect flooring and two radiators

Bedroom Two

12'11" x 11'4" (max) (3.96m x 3.47m (max))

The second bedroom has a UPVC double-glazed window to the front and rear elevation, coving to the ceiling, a picture rail, wood-effect flooring, a radiator and a range of fitted wardrobes with overhead storage

Bedroom Three

8'6" x 6'11" (max) (2.61m x 2.12m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling and a radiator

Bathroom

10'5" 7'5" (max) (3.19m 2.27m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, in-built cupboards, tiled flooring, partially tiled walls, coving to the ceiling and two UPVC double-glazed obscure windows to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, a lawn and a range of mature trees, plants and shrubs

Garage

16'10" x 9'0" (5.14m x 2.75m)

The garage has an up and over door opening out to the front driveway

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a range of mature trees, plants and shrubs.

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.

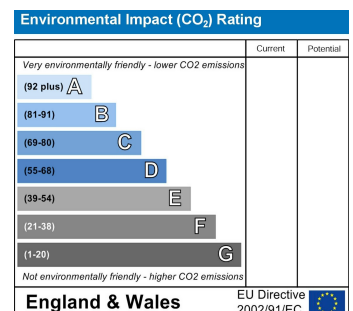
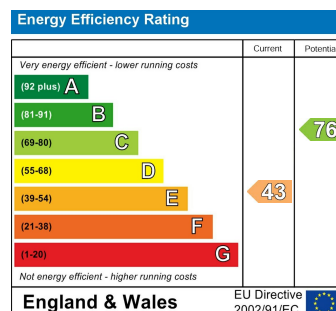
The vendor has advised the following:

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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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