

HoldenCopley

PREPARE TO BE MOVED

Fernleigh Avenue, Mapperley, Nottinghamshire NG3 6FL

Guide Price £500,000 - £525,000

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WELL-PRESENTED THROUGHOUT

Welcome to this immaculate five-bedroom detached house, a true gem nestled in a peaceful neighbourhood. The ground floor welcomes you through an inviting entrance hall that sets the tone for the entire home. A spacious family room offers the perfect place to gather with loved ones, while the dining room is ideal for hosting memorable dinners. The heart of the home is a delightful open-plan living room, seamlessly connected to a modern, well-equipped kitchen. This light-filled space is a hub of activity, making it an excellent setting for everyday life and entertaining. The utility room is a practical addition, ensuring your chores are a breeze. The ground floor also features a convenient bathroom suite and a fifth bedroom. This fifth bedroom is versatile, offering the potential to be converted into another reception room or serving as a comfortable dwelling for those who prefer or require accommodation on the ground floor. Venturing to the first floor, you'll find four generously-sized bedrooms, each exuding comfort and style. The master bedroom boasts a private en-suite, your own personal oasis within the house. A newly renovated four-piece bathroom suite serves the other three bedrooms, ensuring that the whole family can enjoy contemporary luxury. As you step outside, you're greeted by a large driveway, providing ample parking for multiple vehicles. The private enclosed garden is an outdoor haven, perfect for relaxation and outdoor activities. Whether you're hosting a barbecue, enjoying a quiet moment with a book, or letting the kids play, this outdoor space is your own slice of paradise. Notably, the property has been extended with reclaimed bricks, adding character and charm to the home. This property is situated in a sought-after location, just a stone's throw away from the vibrant Mapperley Top, host to excellent amenities and facilities, together with shops, eateries, and catchment to great schools





- Substantial Detached Home
- Five Great-Sized Bedrooms
- Three Spacious Living Rooms
- Modern Fitted Kitchen & A Separate Utility Room
- Ground Floor Bathroom Suite
- First Floor Stylish Four-Piece Bathroom Suite & En-Suite To The Master
- Private Enclosed Garden
- Driveway
- Popular Location
- Must Be Viewed





HOUSE RULES
Love one another
SAY PLEASE & THANK YOU
give hugs & kisses
IF YOU DROP IT PICK IT UP
Eat your Greens
IF YOU OPEN IT, CLOSE IT
DREAM BIG
LAUGH SHARE
LEARN CHOCOLATE
SMILE PLAY NICE
FORGIVE WORK HARD
no whining
IF YOU TURN IT ON
TURN IT OFF
Be Honest

GROUND FLOOR

Entrance Hall

5'11" x 5'4" (1.81m x 1.65m)

The entrance hall has patterned tiled flooring, a radiator, two double glazed obscure windows with stained glass inserts and a single door with stained glass inserts providing access into the accommodation

Hall

6'11" x 8'2" (2.12m x 2.49m)

The hall has wooden flooring, carpeted stairs, an in-built storage cupboard and a radiator

Living Room

10'7" x 21'3" (3.25m x 6.49m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, two radiators, wall-mounted light fixtures, coving to the ceiling, an exposed wooden ceiling beam, two windows to the front and side elevations and a UPVC glass sliding door providing access to the rear garden

Dining Room

12'3" x 10'11" (3.74m x 3.35m)

The dining room has carpeted flooring, a radiator, a diamond-shaped window with stained glass inserts to the side elevation and a bay window to the front elevation

Family Room

8'10" x 10'2" (2.70m x 3.11m)

The family room has parquet flooring with underfloor heating, a TV point and is open plan to the kitchen

Kitchen

7'8" x 19'7" (2.36m x 5.98m)

The kitchen has a range of fitted base and wall units with worktops, an undermount sink with a swan neck mixer tap, space for a Rangemaster cooker, an extractor hood, space for a fridge freezer, an integrated dishwasher, a breakfast bar, space for a dining table, tiled splashback, parquet flooring with underfloor heating, recessed spotlights, three Velux windows, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

Utility Room

6'3" x 4'11" (1.93m x 1.52m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, space and plumbing for a washing machine, tiled splashback and tiled flooring with underfloor heating

Hall

2'7" x 5'0" (0.81m x 1.54m)

The hall has parquet flooring and an in-built storage cupboard

Bedroom Five

10'1" x 13'5" (3.08m x 4.11m)

The fifth bedroom has carpeted flooring with underfloor heating, a radiator and a bay window to the front elevation

Bathroom

6'4" x 6'10" (1.93m x 2.08m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with an electric shower fixture, a chrome heated towel rail, tiled flooring with underfloor heating, partially tiled walls and recessed spotlights

FIRST FLOOR

Landing

2'9" x 16'4" (0.85m x 4.99m)

The landing has carpeted flooring and provides access to the loft and first floor accommodation

Master Bedroom

10'0" x 15'10" (3.06m x 4.84m)

The master bedroom has a double height ceiling, carpeted flooring, two radiators, access to the en-suite, a Velux window and a window to the front elevation

En-Suite

9'7" x 7'5" (2.93m x 2.27m)

This space has a low-level dual flush W/C, a vanity-style double sink with mixer taps, a walk-in shower enclosure with a wall-mounted shower fixture, a large fitted storage cupboard, a chrome heated towel rail, patterned tiled flooring with underfloor heating, partially marble-effect tiled walls, recessed spotlights and a UPVC double glazed window to the side elevation

Bedroom Two

10'7" x 12'0" (3.24m x 3.66m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling and a corner window

Bedroom Three

12'1" (into bay) x 11'0" (3.70m (into bay) x 3.37m)

The third bedroom has carpeted flooring, coving to the ceiling and a bay window to the front elevation

Bedroom Four

8'1" x 10'4" (2.47m x 3.17m)

The fourth bedroom has wooden flooring, a radiator, coving to the ceiling and a window to the rear elevation

Bathroom

8'6" x 7'0" (2.60m x 2.15m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style shower fixture, a bath with central taps, a chrome heated towel rail, recessed spotlights, marble-effect tiled walls and an obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a new lock paved driveway providing ample off-road parking, courtesy lighting, a range of plants and shrubs, a hardwood fence surround, and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a block paved area and pathway, a well-maintained lawn, a stone paved patio seating area, a stone pebbled area, a range of plants and shrubs, a shed, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

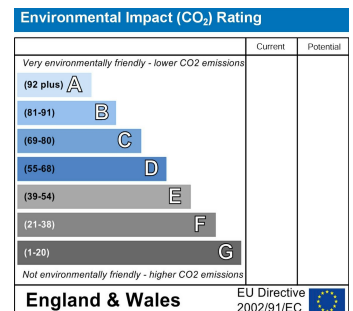
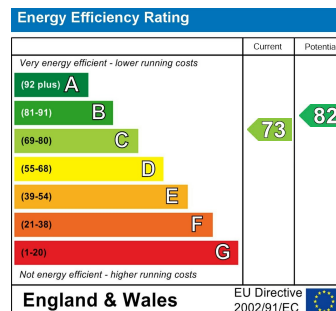
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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