

HoldenCopley

PREPARE TO BE MOVED

Fernleigh Avenue, Mapperley, Nottinghamshire NG3 6FL

Guide Price £235,000 - £260,000

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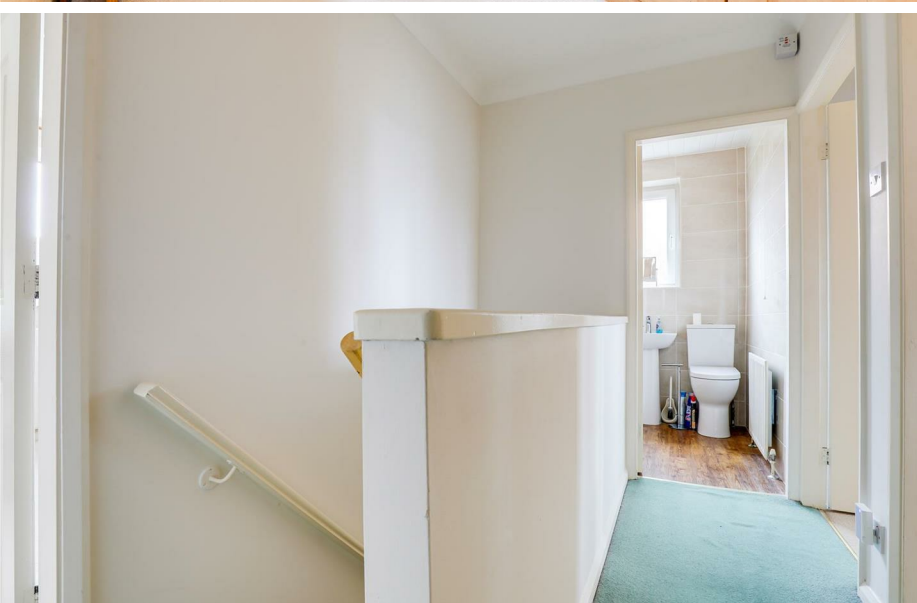
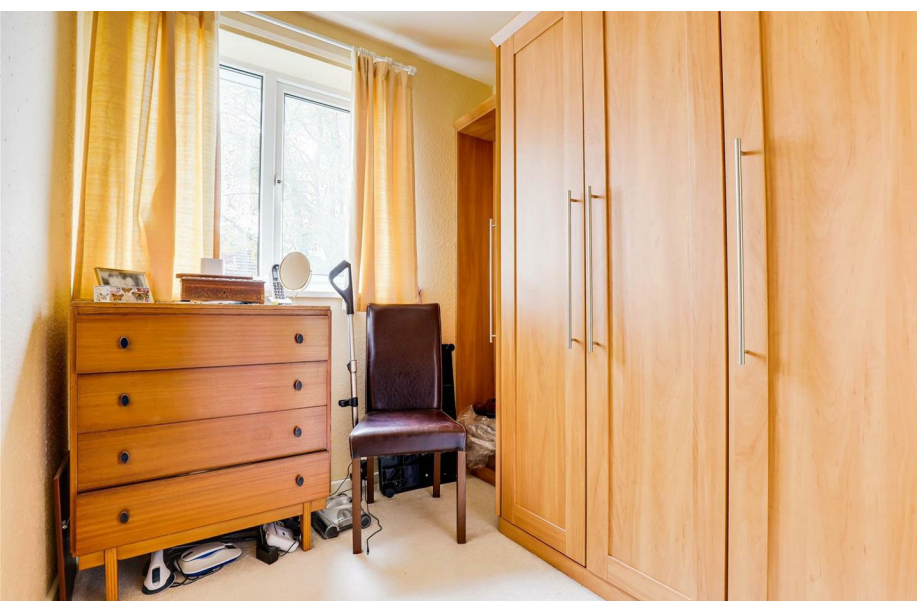
GUIDE PRICE £235,000 - £255,000

NO UPWARD CHAIN...

Welcome to this charming semi-detached house, perfectly positioned to cater to the needs of a growing family and would also suit a young couple looking to be within walking distance of all amenities of Mapperley Top. Nestled in a popular location, this home enjoys close proximity to schools, shops, parks, and excellent transport links, providing convenience and accessibility. Upon entering, the hallway sets the tone for the property, leading you into the spacious living room and a well-fitted kitchen. The addition of a conservatory adds to the overall living space and provides a bright and inviting area. Moving to the first floor, you'll find three bedrooms with the third bedroom would make an ideal office for someone working from home, offering ample space for family members to rest and unwind. The three-piece bathroom suite caters to the daily needs of the household. Outdoors, the front of the property features a driveway and a carport with gated access to the rear garden, ensuring both convenience and security. The private rear garden has a shed for storage, a patio area for outdoor gatherings, and a lawned area, all surrounded by a hedged boundary.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Off-Street Parking
- Private Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'5" x 4'11" (1.37m x 1.52m)

The entrance hall has wood-effect flooring, carpeted stairs, a full height UPVC double glazed obscure window, in-built cupboard and a single UPVC door providing access into the accommodation.

Living Room

15'10" x 10'9" (max) (4.85m x 3.28m (max))

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, coving to the ceiling, carpeted flooring, a feature fireplace with stone brick surround, a tiled hearth, and wooden mantelpiece.

Kitchen

15'10" x 9'9" (4.84m x 2.99m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a mixer tap and drainer, an integrated oven with a ceramic hob and extractor fan, an integrated fridge freezer, an integrated dishwasher, space and plumbing for a washing machine, two radiators, coving to the ceiling, space for a dining table, a dado rail, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and two single UPVC doors leading to the conservatory and a further single UPVC door providing access to the side garden.

Conservatory

The conservatory has lighting, UPVC double glazed window surround, a corrugated roof, and double French door providing access to the rear garden.

FIRST FLOOR

Landing

9'11" x 5'11" (3.04m x 1.81m)

The landing has carpeted flooring, a radiator, coving to the ceiling, an in-built cupboard, access into the loft, and provides access to the first floor accommodation.

Master Bedroom

9'11" x 15'9" (3.03m x 4.82m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

9'9" x 8'9" (2.99m x 2.68m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

6'9" x 9'9" (max) (2.08m x 2.99m (max))

The third bedroom has a UPVC double glazed window to the front elevation, and carpeted flooring.

Bathroom

5'5" x 5'9" (1.67m x 1.76m)

The bathroom has a UPVC double glazed window to the side elevation, a low level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, a radiator, recessed spotlights, partially tiled walls, waterproof splashback and wood effect flooring.

OUTSIDE

Front

To the front of the property is a driveway, with courtesy lighting, a carport, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, decking area, a shed, a small lawn, and hedged boundaries.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the direct gov 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.

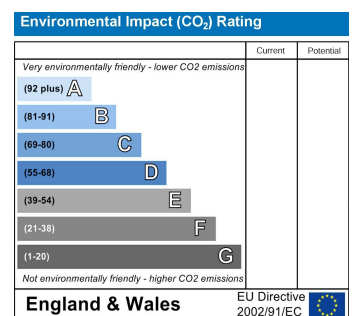
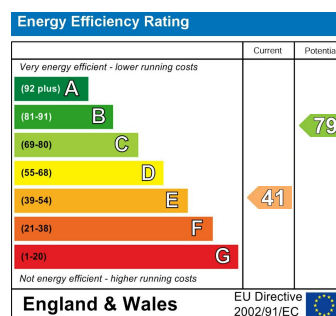
The vendor has advised the following:

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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