

HoldenCopley

PREPARE TO BE MOVED

Plains Road, Mapperley, Nottingham NG3 5LF

Guide Price £350,000

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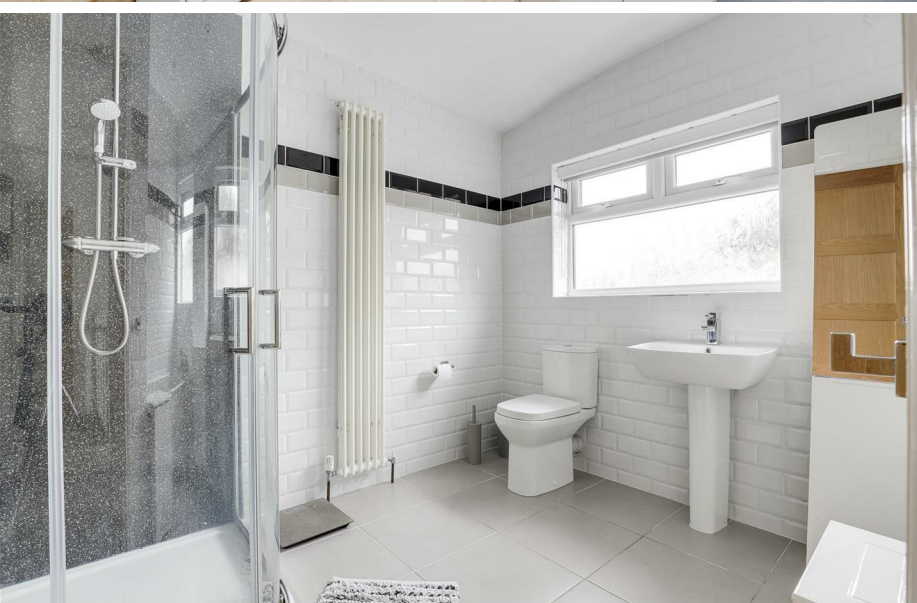
GUIDE PRICE £350,000 - £375,000

BEAUTIFULLY PRESENTED THROUGHOUT...

Introducing this exquisite three-bedroom semi-detached house, an epitome of modern living, meticulously extended and impeccably presented throughout. As you step through the front porch into the welcoming entrance hall, the ambience of this residence is immediately apparent. The ground floor unfolds seamlessly with a bay-fronted living room, providing a warm and inviting space. The dining room, open plan to the family room, boasts bi-fold doors that effortlessly merge the indoors with the delightful outdoor space. The heart of this home lies in its well-appointed fitted kitchen, a culinary haven that promises both style and functionality. A utility room and a convenient W/C add to the practicality of the ground floor layout, ensuring that every aspect of daily living is catered for with ease. Ascend the staircase to the first floor, where three generously proportioned bedrooms await, each offering a tranquil retreat. The four-piece bathroom suite exudes luxury, providing a spa-like sanctuary for relaxation and rejuvenation. Outside, the property is complemented by a driveway and garage, ensuring ample parking for residents and guests alike. The private enclosed garden, an oasis of tranquillity, beckons for outdoor gatherings and moments of serenity. Located in Mapperley, a bustling area with plenty of shops, restaurants and bars, it also benefits from fantastic transportation links to the City Centre.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen With A Separate Utility Room
- Ground Floor W/C
- Stylish Four-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has original tiled flooring, two UPVC triple glazed windows to the front elevation and a single triple glazed UPVC door providing access into the accommodation

Entrance Hall

The entrance hall has vinyl tiled flooring, carpeted stairs, an under-stair storage cupboard, a radiator, two UPVC obscure window to the front elevation and a single UPVC obscure door

Living Room

14'4" x 12'4" (4.38m x 3.77m)

The living room has laminate flooring, a feature fireplace with a decorative surround, a TV point, a radiator and a UPVC triple glazed obscure window to the front elevation

Dining Room

12'9" x 11'4" (3.90m x 3.46m)

The dining room has vinyl tiled flooring, a radiator, recessed spotlights, coving to the ceiling and is open plan to the kitchen and family room

Family Room

9'8" x 8'3" (2.96m x 2.53m)

The family room has vinyl tiled flooring, a wall-mounted feature fireplace, recessed spotlights, two Velux windows and bi-fold doors providing access to the rear garden

Kitchen

18'6" x 8'7" (5.65m x 2.64m)

The kitchen has a range of fitted base and wall units with worktops, a stainless sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, an integrated fridge freezer, an integrated wine cooler, an integrated dishwasher, an integrated microwave, under cupboard lighting, a vertical radiator, vinyl tiled flooring, recessed spotlights, two Velux windows and a UPVC double glazed window to the rear elevation

Utility Room

9'4" x 8'0" (2.85m x 2.45m)

The utility room has fitted base units with a worktop, a stainless steel sink with drainer and a mixer tap, space and plumbing for a washing machine and tumble dryer, tiled splashback, small vinyl tiled flooring, recessed spotlights, a skylight, a UPVC double glazed obscure window to the rear elevation and a single UPVC door providing access to the rear garden

W/C

This space has a low-level dual flush W/C, a wash basin with a stainless steel tap, recessed spotlights, tiled flooring and tiled walls

FIRST FLOOR

Landing

The landing has carpeted flooring, an obscure window to the side elevation and provides access to the loft and first floor accommodation

Bedroom One

12'10" x 9'2" (3.93m x 2.80m)

The main bedroom has Madeira light hickory laminate flooring, five fitted wardrobes with mirrored sliding doors, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

12'4" x 9'7" (3.76m x 2.94m)

The second bedroom has Madeira light hickory laminate flooring, three in-built wardrobes, a radiator and a UPVC triple glazed window to the front elevation

Bedroom Three

9'0" x 7'3" (2.75m x 2.22m)

The third bedroom has Madeira light hickory flooring, a radiator and a UPVC triple glazed window to the front elevation

Bathroom

10'2" x 8'8" (3.11m x 2.66m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, a vertical radiator, recessed spotlights, tiled walls, tiled flooring and two UPVC double glazed obscure windows to the side elevation

OUTSIDE

Front

To the front of the property is a driveway providing access to the garage providing ample off-road parking

Garage

16'5" x 9'8" (5.02m x 2.96m)

The garage has lighting, multiple power points, a skylight and an up and over door providing access

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, a range of plants and shrubs, a stone pebbled area, 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.

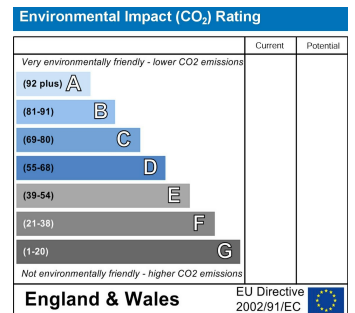
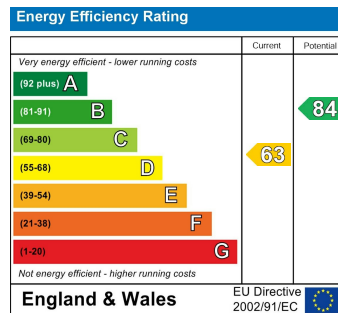
The vendor has advised the following:

Property Tenure is Freehold

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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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