

# HoldenCopley

PREPARE TO BE MOVED

Carisbrooke Drive, Mapperley Park, Nottingham NG3 5DS

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**Guide Price £600,000**

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GUIDE PRICE: £600,000 - £650,000

LOCATION LOCATION LOCATION...

Welcome to this stunning five-bedroom detached house, an exceptional property that offers a dream home for a growing family. Situated in the highly sought-after location of Mapperley Park, this residence boasts convenience with its proximity to schools, shops, eateries, and reliable transport links into the City Centre, providing the perfect balance of comfort and accessibility. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a spacious living room, a separate dining room, and the added luxury of a family room – creating versatile spaces for both relaxation and entertainment. The modern contemporary fitted kitchen caters to the needs of a busy family, and a convenient downstairs W/C adds practicality to daily living. The first floor hosts four generously sized double bedrooms, all serviced by a stylish three-piece bathroom suite and a separate shower room, ensuring ample space and comfort for everyone. Ascend to the second floor, where you'll find the master bedroom featuring a captivating apex window, providing a unique touch to the space. Outside, the property offers a front driveway and garage, providing ample off-street parking. The front garden is adorned with mature plants and shrubs, creating a welcoming and aesthetically pleasing entrance. The rear of the house boasts an exceptionally large garden, featuring lush lawns, a patio area, and decorative plants and shrubs – an ideal setting for summer gatherings and outdoor activities.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Contemporary Kitchen
- Three Reception Rooms
- Three Piece Bathroom Suite/Shower Room & Downstairs WC
- Large Enclosed Rear Garden
- Driveway & Garage Providing Ample Off-Road Parking
- No Upward Chain
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'6" x 5'3" (4.44m x 1.61m)

The entrance hall has wooden flooring and carpeted stairs, a radiator, and a single wooden door providing access into the accommodation

### Living Room

16'0" x 9'8" (4.89m x 2.97m)

The living room has wood effect flooring, coving to the ceiling, TV point, recessed chimney breast with a feature fireplace, hearth, marble effect mantelpiece and an open fireplace, two radiators and a UPVC double glazed bay window to the front elevation.

### Family Room

12'11" x 17'9" (3.94m x 5.43m)

The family room has wood effect flooring, two radiators, a recessed chimney breast, UPVC double-glazed window to the side elevation, UPVC double-glazed windows to the rear elevation and double French doors providing access to the rear garden.

### Dining Room

11'3" x 12'6" (3.44m x 3.83m)

The dining room has wood effect flooring, coving to the ceiling, a vertical radiator, a wall-mounted storage cupboard, a recessed chimney breast with an alcove, UPVC double-glazed windows to the rear elevation and double French doors providing access to the rear garden.

### Kitchen

13'11" x 8'3" (4.25m x 2.52m)

The kitchen has a range of fitted wall and base units with fitted marble effect worksurfaces, a ceramic sink and a half with a drainer and mixer taps, an integrated wine cooler, an integrated dishwasher, a stainless steel splashback, an extractor fan, space for a fridge/freezer, partially tiled walls, wood effect flooring, recessed ceiling spotlights, UPVC double-glazed window to the side elevation and a UPVC double-glazed window to the front elevation.

### W/C

5'1" x 3'0" (1.56m x 0.92m)

This space has a low level flush W/C, a vanity-style washbasin with mixer taps, tiled effect flooring, partially tiled walls and an extractor fan.

## FIRST FLOOR

### Bedroom Two

14'9" x 15'5" (4.50m x 4.71m)

The second bedroom has carpeted flooring, two radiators, and a UPVC double-glazed bay window to the front elevation.

### Bedroom Three

13'1" x 12'11" (3.99m x 3.94m)

The third bedroom has carpeted flooring, two radiators, a picture rail and a UPVC double-glazed window to the rear elevation.

### Bedroom Four

9'11" x 11'5" (3.03m x 3.48m)

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

### Bedroom Five

8'5" x 10'10" (2.57m x 3.31m)

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

### Bathroom

6'0" x 7'6" (1.83m x 2.29m)

The bathroom has a low level flush W/C, a vanity-style wash basin with mixer taps, a panelled bath with mixer taps and a handheld shower head, a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and UPVC double-glazed obscure window to the rear elevation.

### Shower Room

2'9" x 8'2" (0.85m x 2.50m)

The shower room has a low level flush W/C, a wall-mounted wash basin with taps, an overhead rainfall shower with a handheld shower head, a heated towel rail, tiled walls, tiled effect flooring, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

## SECOND FLOOR

### Master Room

21'5" x 20'9" (6.54m x 6.33m)

The main bedroom has carpeted flooring, a radiator, recessed spotlights, two UPVC Velux windows, UPVC double-glazed windows to the front elevation and a UPVC double-glazed Apex-style window to the rear elevation.

## OUTSIDE

### Front

To the front is a driveway with access to the garage providing ample off-road parking and a decorative garden with plants and shrubs

### Rear

To the rear is a tiered enclosed garden, with a patio area, lawns, decorative plants and shrubs with a fence and wall surround.

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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.

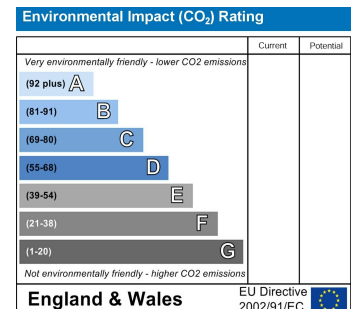
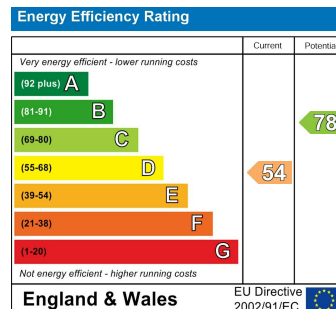
The vendor has advised the following:

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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