

# HoldenCopley

PREPARE TO BE MOVED

Marshall Hill Drive, Mapperley, Nottinghamshire NG3 6FS

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Guide Price £330,000 - £350,000

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### SPACIOUS FAMILY HOME...

Welcome to this charming three-bedroom detached house, nestled in a highly sought-after location just moments away from Westdale Lane and Mapperley Top which is host to a range of shops, eateries, excellent transport links and within catchment to great schools. Boasting a well-presented interior this property offers the perfect blend of comfort and convenience. Upon entering, you are greeted by a warm and inviting entrance hall, the ground floor features a generously proportioned reception room, providing ample space for both relaxation and entertaining. Adjacent lies the modern kitchen diner creating a functional space for culinary needs. Ascending to the upper level, you will find two spacious double bedrooms alongside a comfortably sized single bedroom. Completing this floor is a stylish bathroom, complemented by a separate W/C for added convenience. Externally, the property boasts a front driveway capable of accommodating multiple vehicles, along with access to the garage for additional storage solutions. The meticulously landscaped front garden is adorned with a variety of plants and shrubs, enhancing the curb appeal and providing a warm welcome to visitors. To the rear, a delightful garden awaits, featuring a patio seating area, a well-maintained lawn, bordered by an array of established plants and shrubs, creating a peaceful space to enjoy the outdoors.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen/Diner
- Bathroom & Separate W/C
- Driveway & Garage
- Enclosed Garden
- Well-Presented Throughout
- Sough-After Location
- Must Be Viewed





## GROUND FLOOR

### Porch

7'8" x 4'10" (2.34m x 1.48m)

The porch has Terracotta tiled flooring, a radiator, a UPVC double-glazed window to the front elevation and double French doors providing access into the accommodation.

### Entrance Hall

10'9" x 4'7" (3.30m x 1.41m)

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard and a single UPVC door providing access from the porch.

### Living Room

15'5" x 11'7" (4.72m x 3.54m)

The living room has carpeted flooring, a radiator, coving to the ceiling, a feature fireplace a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

### Kitchen/ Diner

15'3" x 9'5" (4.67m x 2.89m)

The kitchen/ diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and swan neck mixer tap, an extractor fan, space and plumbing for a washing machine, space for an oven, space for a fridge freezer, partially tiled walls, a radiator, recessed spotlights, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

### Back Porch

The back porch provides access to the pantry and a single UPVC door provides access to the side of the property.

### Pantry

The pantry provides ample storage space.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft with courtesy lighting.

### Master Bedroom

15'5" x 10'4" (4.72m x 3.17m)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front and rear elevations.

### Bedroom Two

15'6" x 9'1" (4.73m x 2.79m)

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

### Bedroom Three

9'5" x 8'11" (2.89m x 2.73m)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

### Bathroom

6'9" x 6'1" (2.07m x 1.87m)

The bathroom has a pedestal wash basin, a double-ended panelled bath with central taps and an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, tiled flooring and a UPVC double-glazed window to the rear elevation.

### W/C

This space has a low level dual flush W/C, partially tiled walls, tiled flooring and a UPVC double-glazed window to the side elevation.

## OUTSIDE

### Front

The front of the property has a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, and a range of plants and shrubs.

### Garage

12'8" x 9'7" (3.88m x 2.94m)

The garage has a wall-mounted newly fitted boiler, ample storage space, courtesy lighting, a power supply, a single door providing access to the side of the property and an up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a shed, a variety of established plants and shrubs, courtesy lighting, water supply, outdoor power sockets, decorative stones and hedge borders.

## 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.

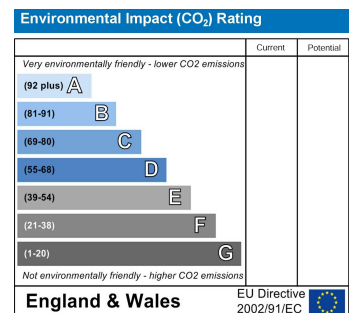
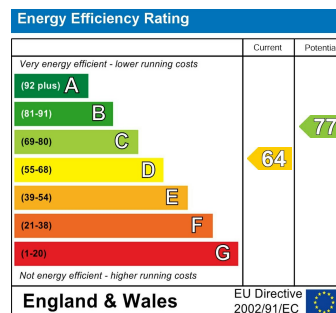
The vendor has advised the following:

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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