

HoldenCopley

PREPARE TO BE MOVED

Moore Road, Mapperley, Nottinghamshire NG3 6EF

£800,000

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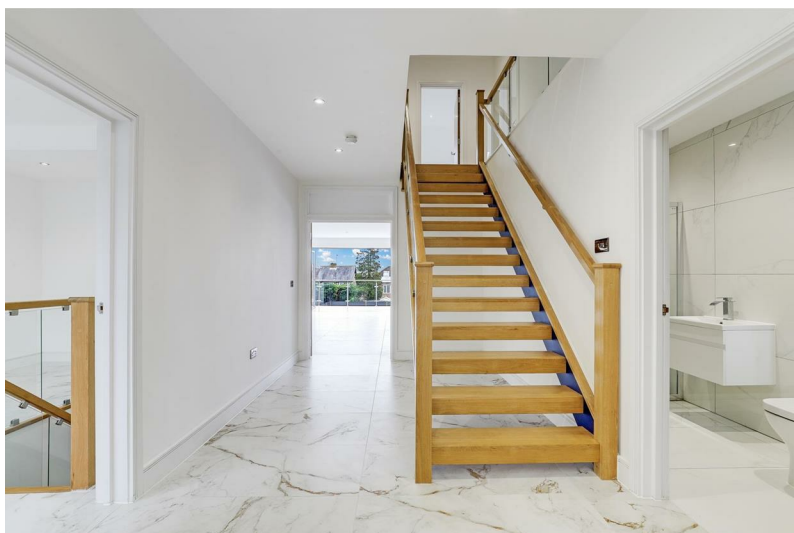
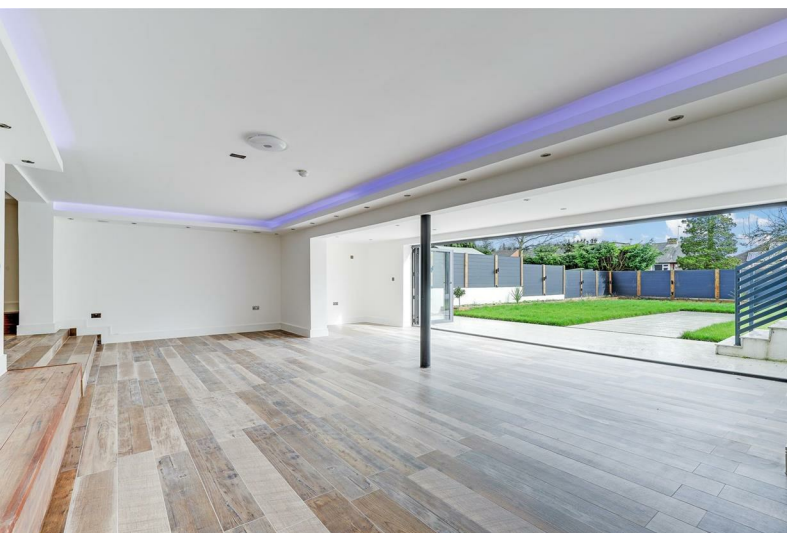


GUIDE PRICE: £800,000 - £850,000

PREPARE TO BE IMPRESSED...

Introducing this exceptional property situated in the vibrant Mapperley location, offering contemporary living at its finest. Boasting the latest in interior design, this home is tailored to modern lifestyles, featuring a spacious living/dining kitchen with bi-fold doors opening onto a landscaped rear garden, destined to be the focal point of this exquisite abode. Step into the stunning double-height glazed entrance hall, adorned with sleek porcelain tiled flooring, leading to an open-plan ground floor encompassing living, dining, and kitchen spaces, along with a separate utility, ground floor cloakroom/shower room, study area, and integral garage. The first floor boasts three double bedrooms and a modern five-piece family bathroom, with the principal bedroom enjoying a large en-suite family bathroom complete with a freestanding bath. Ascend to the second floor to discover two additional double bedrooms and a shower room. Noteworthy is the entertainment room on the lower ground floor, accompanied by a separate shower room, offering versatile usage as a home office, gym, studio, or cinema room. Outside, a block paved driveway provides ample off-road parking, while the landscaped gardens offer a serene retreat. Built to the highest standards, with brick and rendered exteriors under a pitched tiled roof, and modern heating and double-glazed windows ensuring low-maintenance living. Conveniently located near Mapperley Top shopping parade, Arnold Town Centre, healthcare facilities, sports amenities, and esteemed schools, this property offers the epitome of contemporary living in a prime Nottingham location.

MUST BE VIEWED





- Bespoke Built Detached Family Home
- Five Double Bedrooms
- Four-Storey Accommodation
- Stylish Modern Kitchen, Dining & Seating Area
- Three Reception Rooms
- Five Modern Bathroom Suites
- No Upward Chain
- Balcony Area
- Private Enclosed Garden
- Ample Off-Road Parking





GROUND FLOOR

Entrance Hall

20'9" x 9'4" (6.35 x 2.87)

The entrance hall has Porcelain tiled flooring, recessed spotlights, a feature wooden staircase with glass panels, a vaulted ceiling with feature full-height double-glazed windows to the front elevation, and a composite door providing access into the accommodation.

Shower Room

10'4" x 4'3" (3.17 x 1.31)

This space has a concealed dual flush W/C, a wash basin with fitted storage, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, floor to ceiling Porcelain tiles, recessed spotlights, an extractor fan, and a double-glazed window to the front elevation.

Office

16'6" x 11'3" (5.04 x 3.44)

The office has a double-glazed window to the front elevation, Porcelain tiled flooring with underfloor heating, recessed spotlights, and a glass-panelled banister with wooden stairs leading to the basement level.

Kitchen, Lounge & Dining Area

33'7" x 23'4" (10.26 x 7.12)

The kitchen has a range of fitted base and wall units with a feature breakfast bar island and stone worktops, feature pendant lights, an undermount sink with a movable swan neck mixer tap and drainer, a Miele induction with an extractor fan, an integrated oven, an integrated combi-oven, an integrated fridge freezer, space for an American-style fridge freezer, Porcelain tiled flooring with underfloor heating, an exposed pillar, a wall-mounted TV point, recessed spotlights, a tiled feature wall, space for dining and seating areas, and bi-folding doors opening out to the balcony to the rear.

Balcony

The balcony area has tiled flooring, courtesy lighting, a stainless steel balustrade with glass panels, and steps leading down to the garden.

Utility

13'1" x 6'6" (4.00 x 2.00)

The utility room has a fitted base and wall unit with a worktop, an undermount sink with a swan neck mixer tap and draining grooves, space and plumbing for a washing machine, Porcelain tiled flooring, an in-built cupboard, a double-glazed window to the side elevation, and a soft-close internal door leading into the garage.

Garage

9'9" x 7'8" (2.99 x 2.36)

The garage has a double-glazed window to the side elevation, and a bi-folding door opening out onto the front driveway.

BASEMENT LEVEL

Snug / Lobby

14'8" x 14'3" (4.48 x 4.36)

This space has laminate flooring with underfloor heating, recessed spotlights, and open access to the family room.

Family Room

33'10" x 22'5" (10.33 x 6.85)

The open plan family room has tiled flooring with underfloor heating, recessed spotlights, coloured LED lighting, an exposed pillar, a wall-mounted TV point, and bi-folding doors opening out onto the rear garden.

Storage One

10'5" x 5'5" (3.18 x 1.67)

This space has tiled flooring.

Storage Two

10'5" x 6'7" (3.19 x 2.02)

This space has tiled flooring.

Storage Three

10'4" x 5'9" (3.16 x 1.76)

This space has tiled flooring.

Shower Room

10'4" x 4'6" (3.15 x 1.39)

This space has a concealed dual flush W/C, a wash basin with fitted storage, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, floor to ceiling marble-effect tiles, recessed spotlights, an extractor fan, and a double-glazed window to the front elevation.

FIRST FLOOR

Landing

20'0" x 10'8" (6.10 x 3.26)

The landing has carpeted flooring, a column radiator, recessed spotlights, glass-panelled banister, feature pendant lights, and providing access to the first floor accommodation.

Master Bedroom

21'10" x 21'8" (6.67 x 6.62)

The main bedroom has a double-glazed window to the rear elevation, a skylight window, carpeted flooring, recessed spotlights, a column radiator, and access into the en-suite.

En-Suite

11'9" x 10'1" (3.60 x 3.08)

The en-suite has a concealed dual flush W/C, two countertop wash basins with two gold mono mixer taps and fitted storage, a double-ended freestanding bath with a gold floor-standing mixer tap and a handheld shower head, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head, two recessed display alcoves, a chrome heated towel rail, floor to ceiling marble-effect tiles, an extractor fan, recessed spotlights, and a double-glazed window with integrated blinds to the rear elevation.

Bathroom

10'2" x 8'7" (3.11 x 2.64)

The bathroom has a concealed dual flush W/C, two wall-mounted wash basins with fitted storage, a panelled bath with a handheld shower head, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head, a recessed display alcove, a chrome heated towel rail, floor to ceiling tiles, recessed spotlights, an extractor fan, and a double-glazed window to the side elevation.

Bedroom Three

16'1" x 11'3" (4.92 x 3.45)

The third bedroom has a double-glazed window to the front elevation, carpeted flooring, a column radiator, recessed spotlights, and pendant feature lights.

Bedroom Four

16'7" x 11'0" (5.06 x 3.37)

The fourth bedroom has a double-glazed window to the front elevation, carpeted flooring, a column radiator, recessed spotlights, and pendant feature lights.

SECOND FLOOR

Upper Landing

9'4" x 8'6" (2.85 x 2.61)

The upper landing has carpeted flooring, two in-built cupboards, a skylight window, recessed spotlights, and provides access to the second floor accommodation.

Bedroom Two

21'0" x 16'4" (6.41 x 5.00)

The second bedroom has a double-glazed window to the front elevation, a skylight window, carpeted flooring, recessed spotlights, a column radiator, and feature pendant lights.

Bedroom Five

12'2" x 10'11" (3.73 x 3.35)

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

Shower Room

8'4" x 8'3" (2.55 x 2.54)

This space has a concealed dual flush W/C, a vanity unit wash basin, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, floor to ceiling tiles, an extractor fan, recessed spotlights, and a skylight window.

OUTSIDE

To the front of the property is a block-paved driveway providing ample off-road parking, courtesy lighting, and gated access to the rear garden. To the rear of the property is a private enclosed garden with a patio area, a lawn, railway sleepers, various plants, courtesy lighting, fence panelled boundaries, and steps leading up to the balcony.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) - 220 Mbps (Highest available upload speed)

Phone Signal – 3G / 4G / 5G available

Sewage – Mains Supply

Flood Risk – Medium Risk

No flooding in the past 5 years

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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