

# HoldenCopley

PREPARE TO BE MOVED

Whittingham Road, Nottingham, Nottinghamshire NG3 6BJ

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Offers In The Region Of

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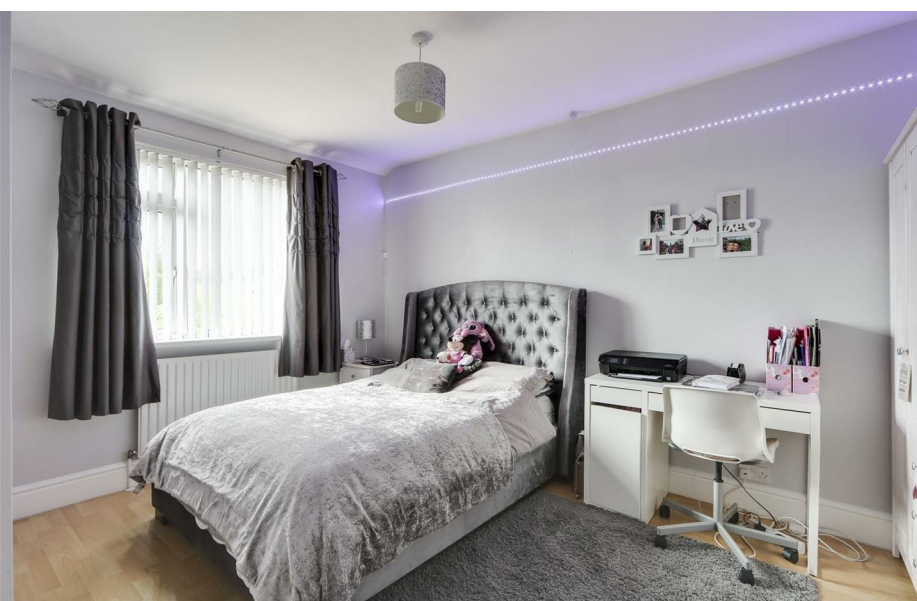


## STUNNING FAMILY HOME...

This semi-detached family home benefits from having spacious accommodation throughout and is excellently presented benefiting from a modern kitchen diner with French doors leading out to the rear patio and beautifully landscaped garden. Situated in the popular location of Mapperley, which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being just a short distance away from Digby Park and Mapperley Golf Club. To the ground floor of the property is an entrance hall, two spacious reception rooms and a modern kitchen diner, to the first floor of the property are three bedrooms serviced by a three-piece bathroom suite. The property also benefits from having a new roof fitted approximately 10 years ago and loft with a Velux window. Outside to the front of the property is the availability for on-street parking with the potential for off-street parking due to the readily available dropped kerb outside of the property. To the rear of the property is a private south-facing landscaped garden with a lawn and decked patio areas, ideal for entertaining during the summer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Landscaped Rear Garden
- Well Presented Throughout
- On-Street Parking
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hall

15'7" x 5'6" (4.75m x 1.68m)

The entrance hall has carpeted flooring, a radiator, a wall-mounted boiler, a UPVC double-glazed window to the side elevation and a UPVC double-glazed door to provide access into the accommodation.

### Living Room

13'5" x 10'11" (4.11m x 3.33m)

The living room has carpeted flooring, a feature fireplace with a decorative mantelpiece and a hearth, a TV point, a radiator and a UPVC double-glazed box bay window to the front elevation.

### Dining Room

13'8" x 10'4" (4.17m x 3.15m)

The dining room has laminate flooring, a radiator, space for a dining table and UPVC double-glazed doors into the kitchen diner.

### Kitchen/Diner

18'8" x 15'1" (5.7 x 4.6)

This space has tiled effect flooring, a range of fitted base and wall units with rolled edge countertops, a stainless steel sink and a half with a drainer and mixer taps, space for a freestanding cooker with an integrated extractor hood, space and plumbing for a washing machine and a tumble dryer, a radiator, a TV point, recessed spotlights, a UPVC double glazed window to the rear elevation and double French doors to access the rear patio.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a loft hatch, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

### Master Bedroom

12'0" x 10'7" (3.68m x 3.25m)

The main bedroom has laminate flooring, a TV point, a radiator and a UPVC double-glazed window to the front elevation.

### Bedroom Two

13'6" x 10'4" (4.14m x 3.15m)

The second bedroom has laminate flooring, a TV point, a radiator and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

9'1" x 6'3" (2.79m x 1.91m)

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

### Bathroom

8'9" x 6'3" (2.67m x 1.91m)

The bathroom has carpeted flooring, a low level flush WC, a vanity wash basin with stainless steel mixer taps, a corner bath with a wall-mounted shower fixture, partially tiled walls, a chrome heated towel rail, an extractor fan, an in-built storage cupboard and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a low maintenance fenced garden with various shrubs, gated access to the rear of the property, a dropped kerb providing potential for off-street parking and courtesy lighting.

### Rear

To the rear of the property is a secluded and private south-facing garden with a decked patio area leading out from the kitchen, a lawn, an additional decked patio area, a hedged boarder and courtesy lighting.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

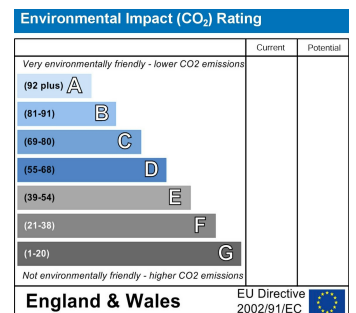
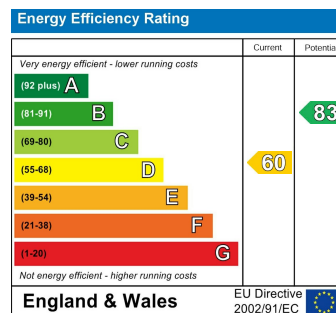
The vendor has advised the following:

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.





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