

HoldenCopley

PREPARE TO BE MOVED

Central Avenue, Mapperley, Nottinghamshire NG3 5LD

Guide Price £495,000 - £575,000

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BURSTING WITH CHARACTER...

Welcome to this four-bedroom detached chalet-style house exuding charm and character at every turn. The property benefits from new double glazing throughout and a new boiler. As you step through the welcoming porch, you're greeted by a spacious entrance that sets the tone for the grandeur within. The ground floor boasts generously proportioned living spaces, including a large living room where natural light dances through the windows, creating a warm and inviting ambience. Adjacent, the dining room offers the perfect setting for elegant gatherings and memorable meals. The fitted kitchen is equipped with appliances and ample storage space, while a convenient utility room adds practicality to the home. Adding a touch of serenity, a conservatory beckons, providing a tranquil space to relax and unwind. Ascending to the first floor, discover four bedrooms, each offering a haven of comfort and tranquillity. The master bedroom is a true retreat, complete with an en-suite bathroom for added luxury and a balcony overlooking the picturesque surroundings. Completing the first floor is a four-piece bathroom suite, ensuring every convenience for residents and guests alike. Outside, the property impresses with its own driveway and garage, providing ample off-road parking for vehicles. The private enclosed garden is a verdant oasis, featuring lush greenery and a charming feature pond, perfect for alfresco entertaining or simply enjoying moments of peace and quiet. Located in Mapperley, a bustling area with plenty of shops, restaurants and bars, it also benefits from fantastic transportation links to the City Centre. With its abundance of character, spacious layout and enchanting outdoor spaces, this four-bedroom detached bungalow is a rare find that promises to captivate the discerning buyer seeking a truly exceptional home

MUST BE VIEWED





- Detached Chalet-Style House
- Four Bedrooms
- Two Spacious Living Rooms
- Fitted Kitchen With A Separate Utility Room
- Conservatory
- Three-Piece Bathroom Suite
- En-Suite & Balcony To The Master Bedroom
- Private Enclosed Decorative Garden
- Driveway & Garage
- Popular Location





GROUND FLOOR

Porch

The porch has carpeted flooring, an obscure window to the side elevation and a single UPVC door providing access into the accommodation

Entrance

The entrance has carpeted flooring, a radiator and coving to the ceiling

Living Room

21'3" x 15'0" (6.50m x 4.58m)

The living room has carpeted flooring, a feature fireplace with an exposed brick decorative surround, a TV point, two radiators, coving to the ceiling, two UPVC double glazed windows to the side elevation and a UPVC double glazed bay window to the front elevation

Dining Room

17'6" x 10'5" (5.35m x 3.18m)

The dining room has carpeted flooring, a feature fireplace with an exposed brick decorative surround, a range of fitted base and wall units, a radiator, exposed wooden ceiling beams, coving to the ceiling, a UPVC double glazed window to the side elevation and a glass sliding door providing access to the rear garden

Kitchen

10'5" x 10'4" (3.20m x 3.15m)

The kitchen has a range of fitted base and wall units with oak worktops, a sink and a half with a drainer and a swan neck mixer tap, space for a Rangemaster cooker, an extractor hood, an integrated microwave, an integrated fridge freezer, an integrated dishwasher, tiled splashback, space for a dining table, exposed wooden ceiling beams, recessed spotlights, a window to the rear elevation and a single door providing access to the conservatory

Conservatory

18'0" x 8'8" (5.49m x 2.65m)

The conservatory has carpeted flooring, a radiator, a skylight, two UPVC double glazed windows to the side and rear elevations, a single UPVC door and a glass sliding door providing access to the rear garden

Utility Room/Shower Room

8'5" max x 8'0" (2.57m max x 2.46m)

This space has a low-level dual flush W/C, a fitted shower enclosure, fitted base and wall units with a worktop, a stainless steel sink with a drainer, space and plumbing for a washing machine and tumble dryer, an in-built storage cupboard, a radiator, tiled walls and two UPVC double glazed obscure windows to the side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard and provides access to the first floor accommodation

Bedroom One

15'3" x 11'1" (4.66m x 3.40m)

The main bedroom has carpeted flooring, an in-built storage cupboard, a TV point, a dado rail, a radiator, coving to the ceiling, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the balcony

En-Suite

10'5" x 7'10" (3.18m x 2.40m)

The en-suite has a low-level dual flush W/C, a countertop wash basin with a stainless steel mixer tap, a fitted shower enclosure with an electric shower fixture, a range of fitted storage cupboards, a chrome heated towel rail, partially tiled walls and a UPVC double glazed obscure window to the side elevation

Bedroom Two

15'2" x 10'3" (4.63m x 3.13m)

The second bedroom has carpeted flooring, an in-built storage cupboard, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Three

8'7" x 8'5" (2.64m x 2.59m)

The third bedroom has carpeted flooring, a fitted wardrobe, a radiator and a UPVC double glazed window to the side elevation

Bedroom Four

8'7" x 7'6" (2.63m x 2.31m)

The fourth bedroom has carpeted flooring and a UPVC double glazed window to the side elevation

Bathroom

8'4" x 7'11" (2.56m x 2.43m)

The bathroom has a low-level dual flush W/C, a countertop wash basin with a stainless steel mixer tap and a range of fitted storage cupboards, a panelled bath with an electric shower fixture, a shower screen, an in-built storage cupboard, a radiator and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a block paved driveway with access to the garage providing ample off-road parking, courtesy lighting, a security camera and access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, a stone pebbled area, further stone paved patio areas, a feature pond, a summer house, a shed, a range of plants and shrubs, courtesy lighting and panelled fencing

ADDITIONAL INFORMATION

Council Tax: £327.

The property is connected to the mains water supply. Water Rates: £25.86.

The property is connected to the mains gas supply. Gas £180.

The property is connected to the mains electricity supply. £100.

The property does not have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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:

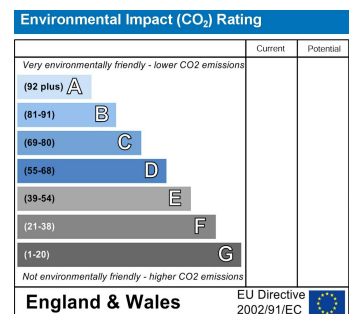
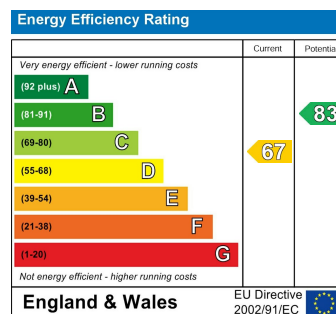
Property Tenure is Freehold

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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.

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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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