

# HoldenCopley

PREPARE TO BE MOVED

Haywood Road, Mapperley, Nottinghamshire NG3 6AD

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£375,000

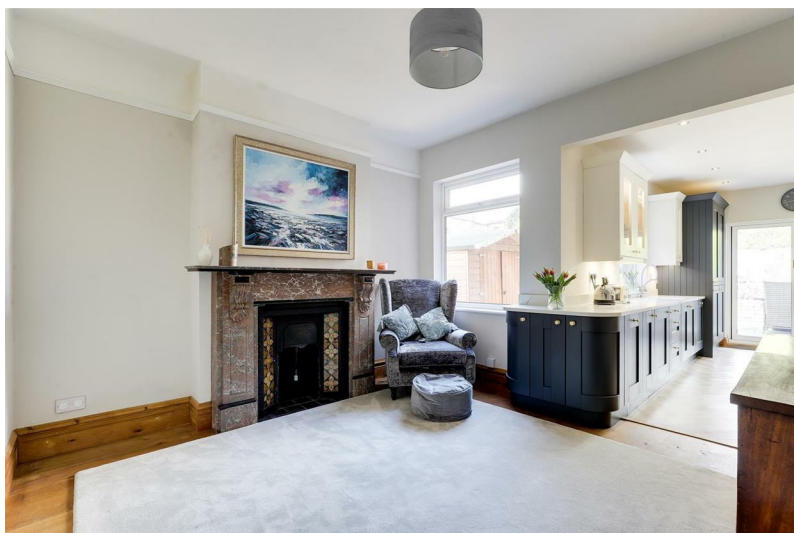
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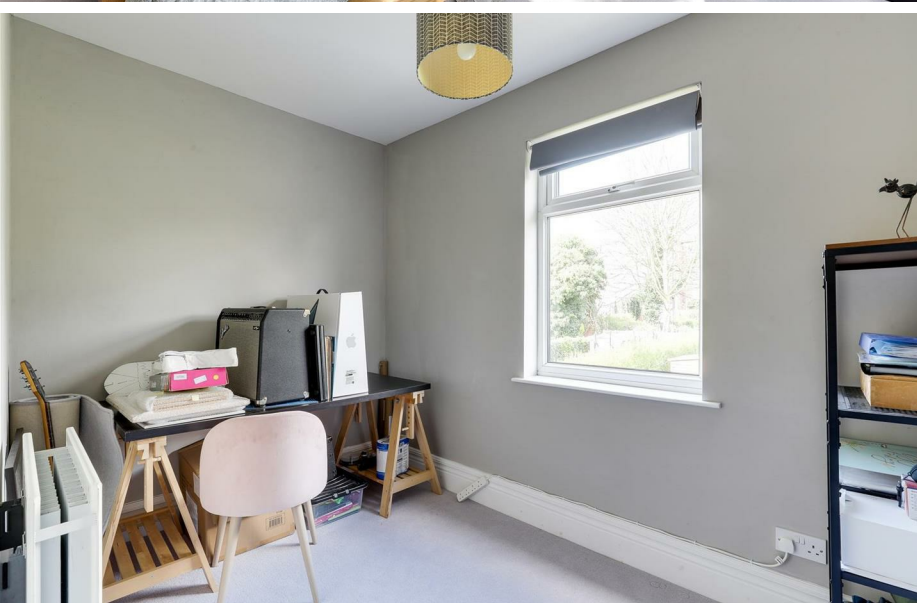
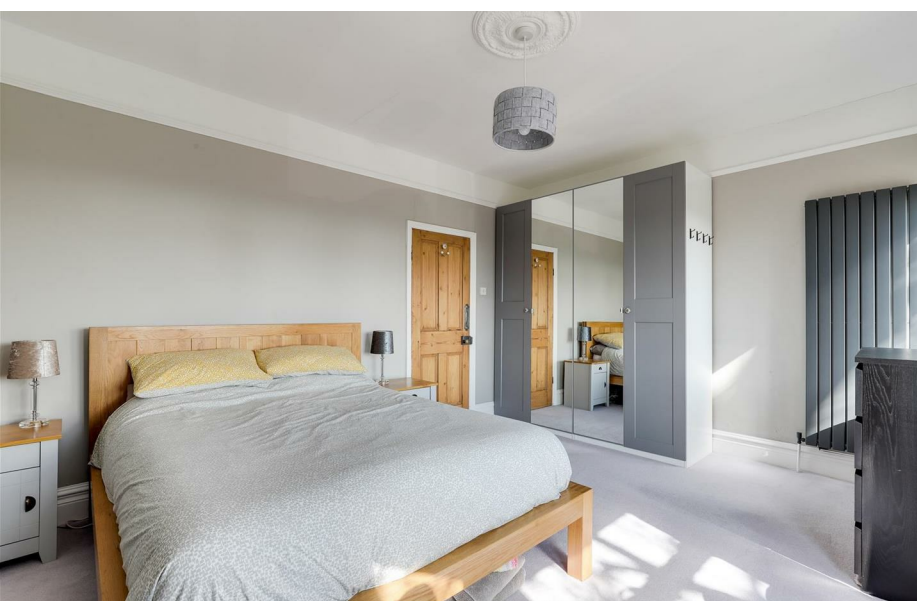


## STUNNING HOME...

Welcome to this three-bedroom semi-detached house, beautifully presented throughout and situated in the highly sought-after locale just a stone's throw away from the vibrant Mapperley Tops. Boasting ample charm and character, this delightful property offers a perfect blend of modern convenience and traditional elegance. Upon entering, you are greeted by a welcoming hallway, setting the tone for the rest of the house. To your left, the living room beckons with its inviting atmosphere, adorned with a large bay window that floods the room with natural light. The focal point of the room is a feature log burner, complemented by a decorative surround, perfect for cosy evenings in. Adjacent to the living room, the dining room provides an ideal space for entertaining, with open access to the modern kitchen boasting contemporary appliances and fixtures. This seamless flow between living and dining areas creates an ideal space for everyday living and hosting guests. Ascending to the upper level, you will find two generously sized double bedrooms, each exuding its own unique charm, and a comfortable single bedroom, offering versatile accommodation to suit your needs. The stylish bathroom serves the house. Externally, to the front, there is convenient on-street parking and an enclosed small garden, while the rear garden provides a peaceful retreat, complete with a patio seating area, a well-maintained lawn, and bedding areas adorned with a variety of plants and shrubs. Additionally, a decked seating area offers a charming spot to enjoy the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- On-Street Parking
- Enclosed Rear Garden
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

12'0" x 2'11" (3.67 x 0.91)

The entrance hall has wooden flooring, carpeted flooring, a radiator, cornices to the ceiling, and a single door providing access into the accommodation.

### Living Room

14'6" x 12'5" (4.44 x 3.80)

The living room has carpeted flooring, a radiator, cornices to the ceiling, a ceiling rose, a picture rail, a decorative mantelpiece with a feature log burner, a UPVC double-glazed bay window with fitted shutters to the front elevation.

### Dining Room

12'4" x 11'10" (3.78 x 3.63)

The dining room has wooden flooring, a radiator, a picture rail, a traditional fireplace with a decorative surround, open access to the kitchen and a UPVC double-glazed window to the rear elevation.

### Kitchen

15'8" x 9'10" (4.80 x 3.00)

The kitchen has a range of fitted base and wall units with Silestone worktops, an under-mount sink with a swan neck mixer tap, a range of integrated appliances including a double oven, an induction hob, a fridge freezer, a washing machine and a dishwasher, a vertical radiator, an in-built storage cupboard, recessed spotlights, wood-effect flooring, a UPVC double-glazed window to the side elevation and bi-folding doors opening out the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access to the first floor accommodation and access to the partially boarded loft via the ladder.

### Master Bedroom

15'10" x 14'7" (4.84 x 4.47)

The main bedroom has carpeted flooring, a vertical radiator, a ceiling rose, a picture rail, a traditional fireplace, a UPVC double-glazed bay window to the front elevation and a single UPVC double-glazed window to the front elevation.

### Bedroom Two

11'10" x 9'8" (3.62 x 2.96)

The second bedroom has carpeted flooring, a radiator, a traditional fireplace, a picture rail and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

10'8" x 9'11" (3.27 x 3.03)

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

### Bathroom

8'2" x 6'10" (2.49 x 2.09)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is an enclosed garden with access to on-street parking, gated access to the rear garden, a brick-wall boundary with hedge borders and plants and shrubs.

### Rear

to the rear of the property is an enclosed garden with a paved patio area, a lawn, bedding areas with a variety of plants and shrubs, a decked area, fence panelling and hedge borders.

## 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

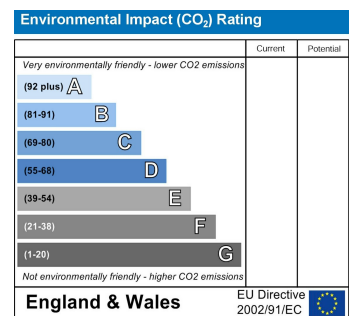
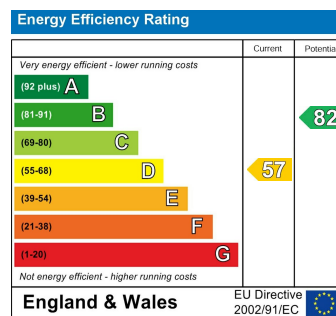
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

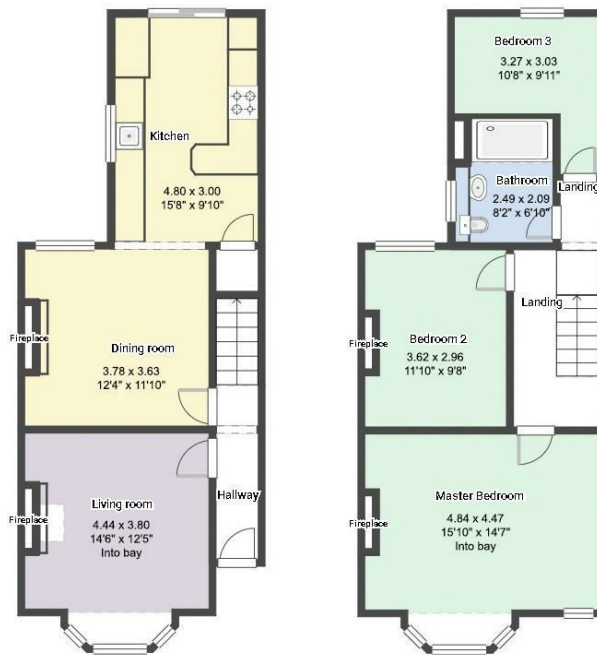
Any Legal Restrictions – No

Other Material Issues – No



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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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