

HoldenCopley

PREPARE TO BE MOVED

Dawlish Close, Mapperley, Nottinghamshire NG3 5UR

£400,000

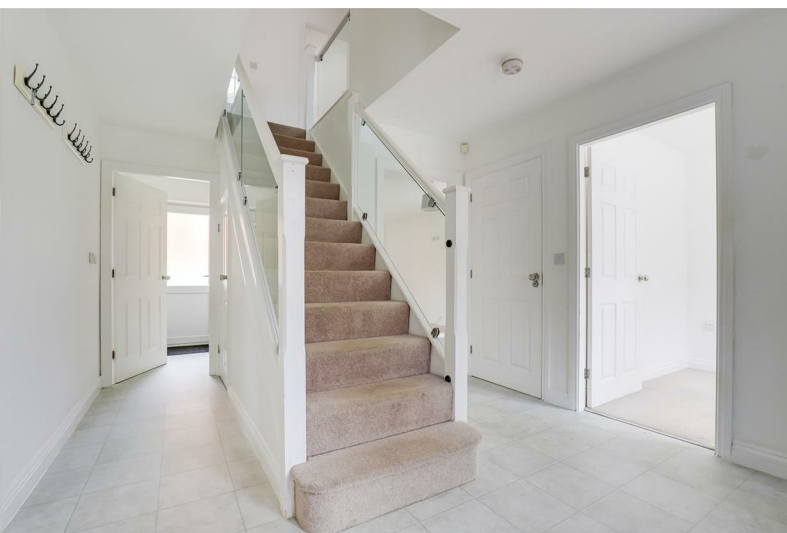
Dawlish Close, Mapperley, Nottinghamshire NG3 5UR



NO UPWARD CHAIN...

Welcome to this impressive four-bedroom detached house, offering an expansive canvas for you to transform into your dream family home, with the added benefit of no upward chain. Nestled in a sought-after location, this property enjoys close proximity to a wealth of local amenities including shops, eateries, schools, and excellent commuting links. Step inside and be greeted by a spacious hallway providing access to the heart of the home – the modern kitchen diner, boasting integrated appliances and ample space for family meals and entertaining. The adjacent spacious living room offers a comfortable retreat, while an office provides the perfect space for remote work or study. Completing the ground floor layout is a convenient W/C, adding to the practicality of daily living. Ascending to the upper level, you'll discover four generously proportioned bedrooms, with three benefiting from fitted wardrobes to maximize storage space. The master bedroom boasts the luxury of an en-suite bathroom, while the remaining residents have access to a four-piece bathroom suite, ensuring comfort and convenience for all. Outside, the property impresses further with a front driveway providing off-road parking, while the rear garden offers a low-maintenance space for outdoor enjoyment. Featuring a patio seating area and an artificial lawn. Additionally, a versatile studio offers endless possibilities for use, whether as a home office, gym, or creative space.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen/Diner
- Office & Ground Floor W/C
- Bathroom & En-Suite
- Driveway
- Rear Garden & Studio Room
- No Upward Chain
- Sought-After Location





GROUND FLOOR

Entrance Hall

15'1" x 10'5" (4.60m x 3.18m)

The entrance hall has vinyl flooring, carpeted flooring, a radiator, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Kitchen/Diner

20'8" x 9'10" (6.31m x 3.00m)

The kitchen/diner has range of fitted base and wall units with an under-mount sink and a half with a swan neck mixer tap, an integrated oven, gas hob, dishwasher & fridge freezer, an extractor fan, two radiators, recessed spotlights, vinyl flooring, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Rear Porch

6'2" x 5'3" (1.90m x 1.61m)

The rear porch has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, a radiator, vinyl flooring and a single UPVC door providing access to the rear garden.

Living Room

10'10" x 17'7" (3.31m x 5.36m)

The living room has carpeted flooring, two radiators, a UPVC double-glazed obscure window to side the side elevation and double French doors opening out to the rear garden.

Office

7'0" x 6'11" (2.15m x 2.13m)

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

W/C

6'11" x 3'4" (2.11m x 1.04m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6'9" x 10'4" (2.08m x 3.16m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

10'10" x 11'0" (3.31m x 3.36m)

The main bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

6'0" x 6'3" (1.83m x 1.91m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, vinyl flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13'1" x 10'10" (max) (3.99m x 3.32m (max))

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

Bedroom Three

7'5" x 9'6" (2.27m x 2.90m)

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

Bedroom Four

10'11" x 9'4" (3.33m x 2.86m)

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

Bathroom

7'10" x 7'4" (2.39m x 2.26m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled double ended bath with central taps, a shower enclosure with a shower fixture, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, vinyl flooring and a UPVC double-glazed window obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a paved patio area, an artificial lawn, bedding areas for plants and shrubs, access to the studio and fence panelling boundary.

Studio

18'7" x 8'4" (5.68m x 2.55m)

The studio has carpeted flooring, a radiator, recessed spotlights, access to the boarded loft with courtesy lighting via a dropdown ladder, a UPVC double-glazed window to the front elevation and a single UPVC door providing access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

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

Phone Signal – 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

DISCLAIMER

The vendor has informed us that the garage has been converted into a habitable room and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Gedling Borough Council - Band E

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.

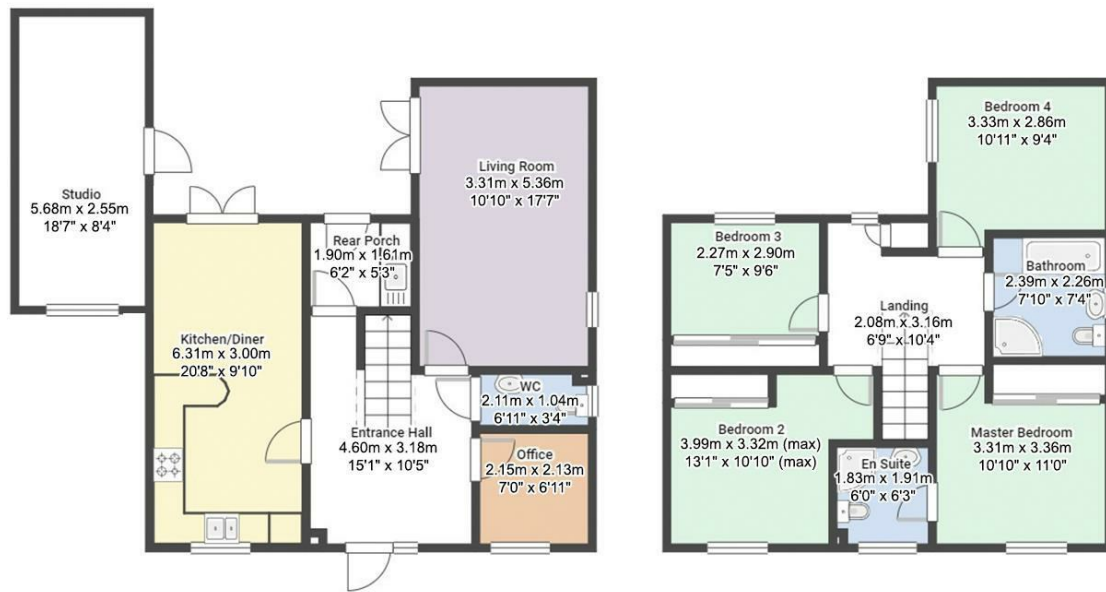
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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

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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