

# HoldenCopley

PREPARE TO BE MOVED

Maurice Drive, Mapperley, Nottinghamshire NG3 5GF

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£550,000

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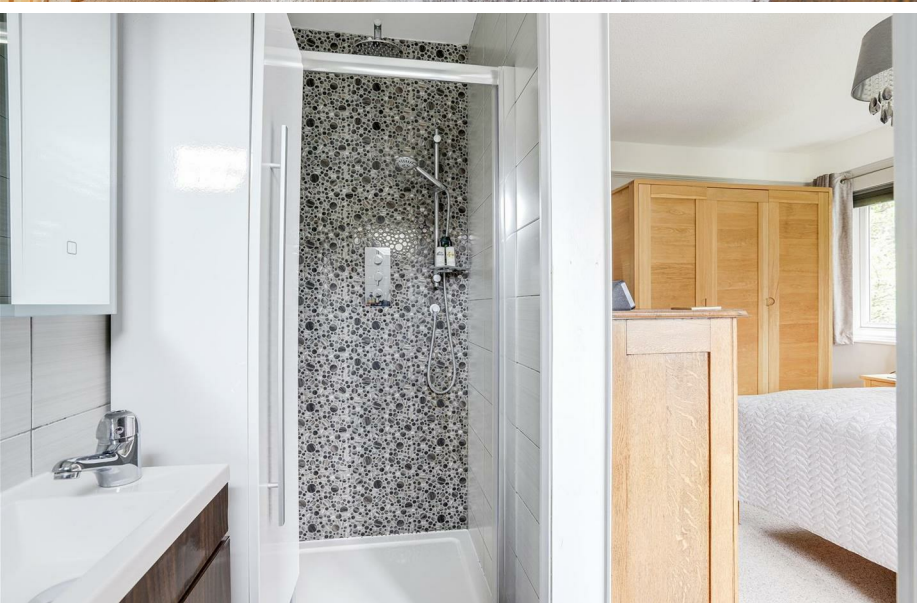


## STUNNING FAMILY HOME...

Presenting a stunning four-bedroom detached family home exuding space and charm, this property is beautifully presented throughout and situated in a sought-after location, close to local amenities including shops, eateries, schools, and excellent commuting links. Upon entry, an entrance hall welcomes you, providing access to the modern shaker-style kitchen diner boasting integrated appliances, perfect for your culinary needs and family gatherings. Adjacent, a spacious office offers versatility to suit your lifestyle needs. The living room is a focal point of comfort and style, featuring a 1930's decorative surround, bathed in natural light from the large bay window overlooking the rear garden. Completing the ground floor, a sun lounge room and a convenient W/C add to the functionality and appeal of the home. Venture to the upper level to discover four double bedrooms, each offering ample space and comfort. The second bedroom boasts fitted wardrobes for added storage convenience, while the third bedroom features a walk-in closet. The master bedroom boasts a stylish en-suite, providing a private sanctuary for relaxation. The main bathroom and separate W/C cater to the needs of the rest of the household. Externally, the property impresses with a front driveway providing off-road parking for multiple cars, along with access to the garage, offering ample storage space. The frontage is adorned with a variety of plants and shrubs, enhancing the kerb appeal. To the rear, an impressive enclosed and private garden awaits, featuring a composite decking seating area, steps leading down to an additional composite decked seating area, two separate lawns, and mature trees. Accessible from the kitchen area, this outdoor oasis offers the perfect setting for outdoor entertaining and relaxation, surrounded by a range of plants and shrubs.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen Diner
- Walk-In Pantry
- Sun Room & Ground Floor W/C
- Stylish En-Suite & Bathroom With Separate W/C
- Driveway & Garage
- Private Rear Garden With Composite Decking & Full Power
- Sought-after Location





## GROUND FLOOR

### Entrance

8'0" x 2'10" (2.45m x 0.87m )

The entrance has slate tiled flooring, an in-built storage cupboard, access to the boiler room and a single door providing access into the accommodation.

### Boiler Room

5'8" x 2'10" (1.75m x 0.88m )

The boiler room has slate tiled flooring, a wall-mounted boiler and a flush casement double-glazed obscure window to the side elevation.

### Kitchen/Diner

14'11" x 11'11" (max) (4.56m x 3.64m (max))

The kitchen diner has a range of shaker style base and wall units with granite worktops & splash back, an under-mount sink and a half with a swan neck mixer tap, a range of integrated appliances including a double oven, a gas hob, a dishwasher, washing machine & fridge freezer. An extractor fan, recessed spotlights, a column radiator, Amtico laminate flooring, access to the pantry and two flush casement double-glazed windows to the front elevation.

### Pantry

4'9" x 3'11" (1.47m x 1.21m)

The pantry has slate tiled flooring, ample storage space and a flush casement double-glazed obscure window to the side elevation.

### Office

13'6" x 12'5" (max) (4.13m x 3.79m (max))

The office has original wooden flooring, a radiator, a picture rail, ceiling coving, a traditional open gas fire, a flush casement double-glazed window to the front elevation and a flush casement double-glazed bay window to the side elevation.

### Living Room

14'4" x 14'1" (max) (4.38m x 4.31m (max))

The living room has oak wooden flooring, a radiator, a picture rail, ceiling coving, a 1930's decorative surround, a flush casement double-glazed window to the side elevation and a flush casement double-glazed bay window to the rear elevation.

### Hall

22'4" x 12'5" (max) (6.81m x 3.81m (max))

The hall has carpeted flooring, two radiators, a picture rail, an in-built storage cupboard, windows to the rear elevation and a single door providing access to the sun-lounge room.

### Sun-Lounge

11'9" x 8'5" (3.60m x 2.58m)

The sun-lounge room has original wooden flooring, a radiator, UPVC double-glazed windows surround and a single door providing access to the rear garden.

### W/C

5'4" x 5'4" (1.64m x 1.64m )

This space has a low level flush W/C, a pedestal wash basin, a radiator, an extractor fan and Karndean flooring.

## FIRST FLOOR

### Landing

15'1" x 11'5" (max) (4.62m x 3.49m (max))

The landing has carpeted flooring, fitted storage cupboard, a flush casement double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

14'4" x 12'5" (4.39m x 3.81m )

The main bedroom has carpeted flooring, a radiator, a picture rail, access to the en-suite and two flush casement double-glazed windows to the side and rear elevations.

### En-Suite

8'5" x 2'10" (2.58m x 0.88m )

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower, a heated towel rail, a wall-mounted electric shaving point, recessed spotlights, Italian Porcelanosa tiles and a flush casement double-glazed obscure window to the rear elevation.

### Bedroom Two

12'5" x 11'11" (3.80m x 3.64m )

The second bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes and a flush casement double-glazed window to the front elevation.

### Bedroom Three

10'5" x 9'3" (3.20m x 2.84m )

The third bedroom has carpeted flooring, a radiator, ceiling coving, access to the walk-in closet and a flush casement double-glazed window to the rear elevation.

### Walk-In-Closet

4'8" x 2'9" (1.43m x 0.86m )

This space has carpeted flooring, courtesy lighting and ample storage space.

### Bedroom Four

11'1" x 8'1" (max) (3.64m x 2.48m (max))

The fourth bedroom has carpeted flooring, a radiator and a flush casement double-glazed window to the front elevation.

### Bathroom

6'6" x 6'3" (2.00m x 1.93m )

The bathroom has a pedestal wash basin, a tiled panelled bath with a shower fixture, a heated towel rail, tiled walls, Karndean flooring and a flush casement double-glazed obscure window to the front elevation.

### W/C

4'4" x 4'2" (1.33m x 1.28m )

This space has a low level flush W/C, Karndean flooring and a flush casement double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property has a block-paved driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, a variety of plants and shrubs, fence panelling and hedger borders boundary's.

### Garage

18'1" x 9'0" (5.53m x 2.75m )

The garage has courtesy lighting, power supply, ample storage space, a window to the rear elevation and a sectional automatic door.

### Under Garage Storage

9'0" x 6'3" (2.76m x 1.92m )

This space has power supply, a window to the rear elevation, ample storage space and a single door providing access.

### Rear

To the rear of the property is an impressive enclosed & private garden with composite decked area, steps leading down to an additional composite decked area, two separate lawns, mature trees, access to the kitchen area, courtesy lighting, power sockets, a range of plants and shrubs, fence panelling and hedge border boundaries.

### Outside Kitchen Area

8'11" x 5'8" (2.74m x 1.74m )

This space has courtesy lighting, power supply, worktops, a stainless steel sink with a drainer and mixer taps, space for a tumble dryer and a polycarbonate roof.

## 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

## DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

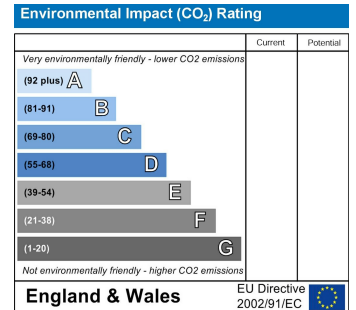
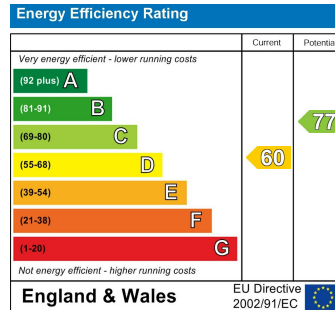
The vendor has advised the following:

Property Tenure is Freehold

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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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