

# HoldenCopley

PREPARE TO BE MOVED

Breckhill Road, Mapperley, Nottinghamshire NG3 5JP

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Guide Price £250,000 - £270,000

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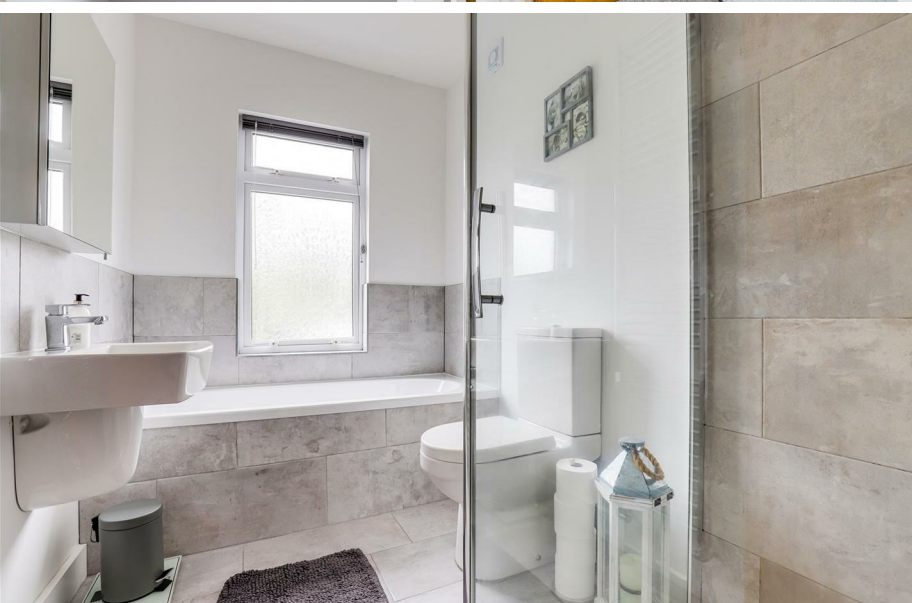
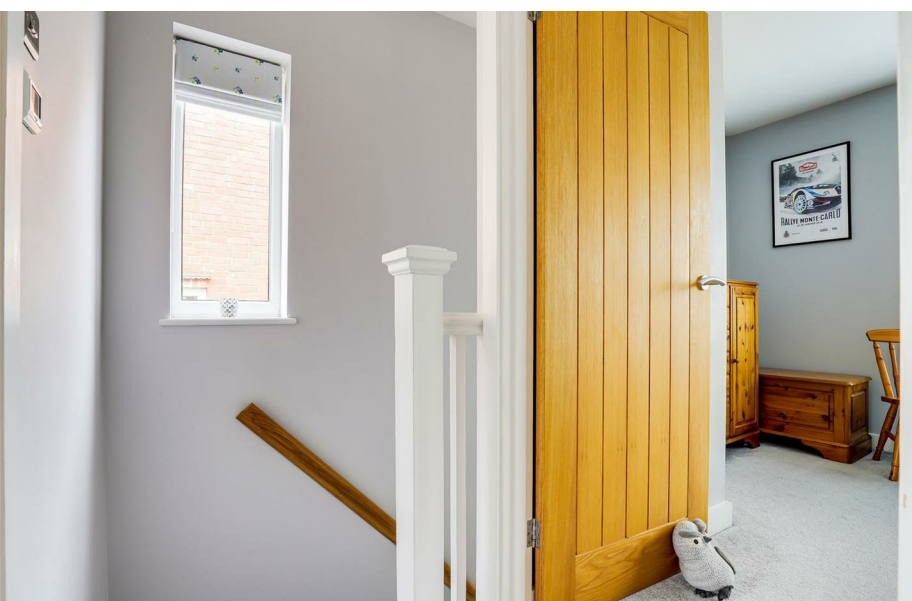
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SEMI DETACHED HOUSE...

Nestled in a sought-after locale, this semi-detached residence exudes a timeless appeal, perfectly poised to cater to the diverse needs of potential homeowners. As you step through the entrance hall, a sense of warmth and welcome envelops you, guiding you towards the heart of the home. The living room, seamlessly flowing into the dining area, offers an inviting space for relaxation or entertaining guests. Adjacent, the well-appointed kitchen, adorned with double French doors, beckons with its promise of al fresco dining experiences amidst the tranquillity of the rear garden. Upstairs, two bedrooms await, each promising serene retreats, while a four-piece bathroom suite assures indulgent moments of self-care. Beyond the confines of the interior lies the outdoor space. At the front, courtesy lighting illuminates a block-paved driveway, leading to gated access, while at the rear, features a gravelled area, a lawn, and planted borders a backdrop for outdoor gatherings or moments of quiet contemplation. With its array of amenities close at hand, including shops, schools, and local conveniences, this property epitomizes both comfort and convenience, inviting a discerning array of buyers to make it their own.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'1" x 5'3" (1.55m x 1.61m)

The entrance hall has solid oak flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

### Living Room

11'0" x 12'1" (3.37m x 3.70m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a recessed alcove with a base cupboard, a TV point, a recessed seating alcove, carpeted flooring, and open access into the dining room.

### Dining Room

11'7" x 14'11" (3.54m x 4.56m)

The dining room has a UPVC double glazed window to the side elevation, an in-built cupboard, a radiator, a chimney breast recessed alcove with a feature fireplace, carpeted flooring, and a sliding patio door to the rear garden.

### Kitchen

20'3" x 7'6" (6.18m x 2.30m)

The kitchen has a range of modern fitted base and wall units, under-counter lighting with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob, tiled splashback and extractor fan, integrated dishwasher, integrated fridge freezer, a radiator, recessed spotlights, under floor heating, wood-effect flooring, two UPVC double glazed windows to the side elevations, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

3'1" x 3'2" (0.95m x 0.98m)

The landing has carpeted flooring, and access to the first floor accommodation.

### Master Bedroom

15'2" x 10'2" (4.63m x 3.10m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, access into the bordered loft via a drop-down ladder, and carpeted flooring.

### Bedroom Two

8'10" x 11'6" (2.70m x 3.52m)

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

### Bathroom

5'7" x 8'5" (1.72m x 2.59m)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a tiled bath, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, an extractor fan, partially tiled walls, under floor heating, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is courtesy lighting, a block paved driveway, and gated access to the rear garden.

### Rear

To the rear of the property is a gravelled area, a patio area, courtesy lighting, a two staged lawn, a shed, planted borders with a range of established shrubs, bushes and trees, fence and hedged panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Full Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

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

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 - Gedling Borough Council - Band D

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.

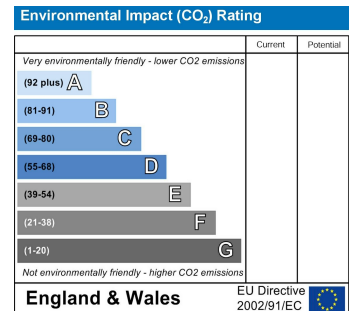
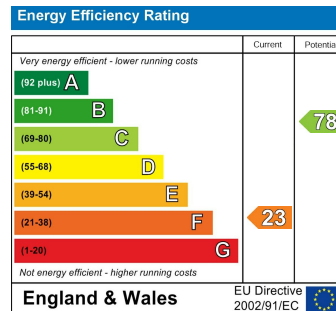
The vendor has advised the following:

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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