

HoldenCopley

PREPARE TO BE MOVED

Maurice Drive, Mapperley, Nottinghamshire NG3 5GF

Guide Price £350,000 - £375,000

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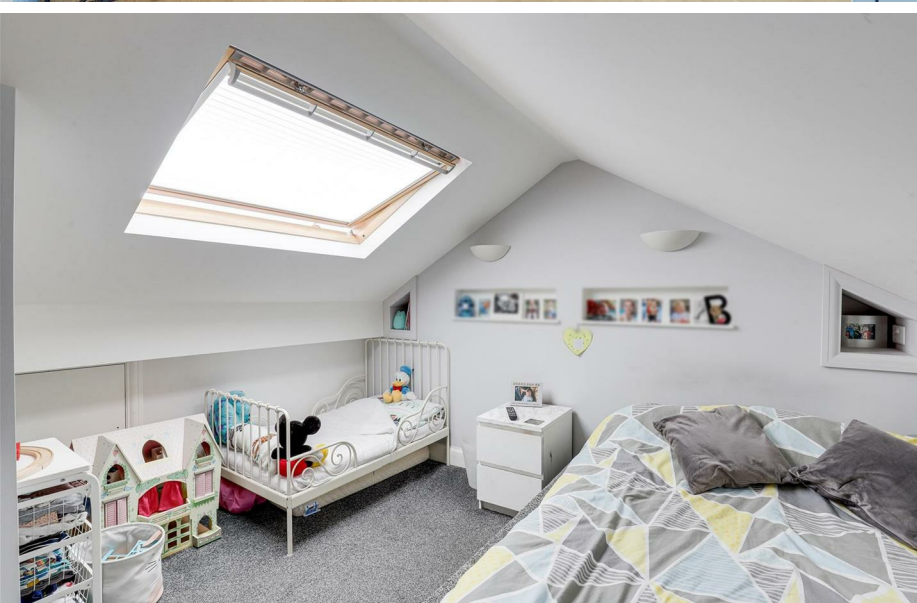
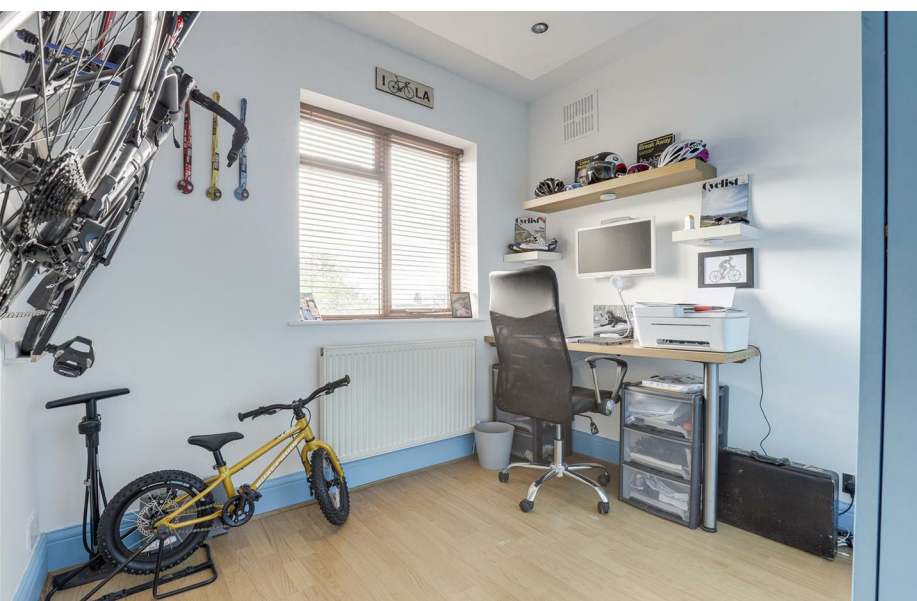
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LOCATION LOCATION LOCATION...

Nestled in a sought-after location, this beautifully presented four-bedroom semi-detached house is a true gem, exuding character and charm with its original features seamlessly integrated throughout. Ideal for a family or anyone ready to move straight in, this home is conveniently located near local amenities, excellent transport links and top-tier school catchments. The ground floor welcomes you with an entrance hall leading to two spacious reception rooms and a fully-fitted kitchen complete with a pantry. Ascend to the first floor, where three generously-sized bedrooms await, along with a luxurious five-piece bathroom suite. To the second floor is a further bedroom, a dressing room and a W/C. Outside, the property boasts a driveway at the front, while the rear reveals a private, south-facing tiered garden. This outdoor haven features decking areas perfect for entertaining, an outdoor bar, a relaxing hot tub, a patio area, an outbuilding, a timber shed and a garage, offering a perfect blend of relaxation and practicality.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Five Piece Bathroom Suite
- W/C On The Second Floor
- South Facing Garden With A Hot Tub, Outbuilding & Shed
- Driveway & Workshop Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring with under floor heating, a carpeted stair runner, panelled walls and a single door with a stain glass insert providing access into the accommodation.

Living Room

12'11" into bay x 11'11" (3.96m into bay x 3.65m)

The living room has a wooden framed double-glazed bay window to the front elevation, solid oak flooring, a recessed chimney breast alcove with a log burner and stone hearth, wall-mounted light fixtures and coving.

Dining Room

13'3" x 11'0" (4.06m x 3.36m)

The dining room has solid oak flooring, a feature fireplace with decorative tiles, a wooden surround and a tiled hearth, wall-mounted light fixtures, coving and double French doors providing access out to the garden.

Kitchen

10'0" x 9'8" (3.05m x 2.96m)

The kitchen has a range of fitted shaker style base and wall units with solid beech worktops, a Belfast sink with a mixer tap, a Smeg range cooker with an extractor fan, an integrated dishwasher and fridge-freezer, tiled flooring, partially tiled walls, a radiator, recessed spotlights, a wooden framed double-glazed window to the rear elevation, access to the pantry where there is space and plumbing for a washing machine and a single door providing access out to the driveway.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, panelled walls, a wooden framed double-glazed window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

13'3" x 11'1" (4.06m x 3.39m)

The main bedroom has a wooden framed double-glazed window to the rear elevation, a radiator, an original feature fireplace with a tiled hearth and a picture rail.

Bedroom Two

13'1" into bay x 11'1" (4.00m into bay x 3.40m)

The second bedroom has a wooden framed double-glazed bay window with fitted seating, laminate flooring, a radiator, panelled walls, a dado rail and recessed spotlights.

Bedroom Four

8'3" x 8'0" (2.53m x 2.46m)

The fourth bedroom has a wooden framed double-glazed window to the front elevation, a radiator, laminate flooring, fitted wardrobes with kickboard lights and recessed spotlights.

Bathroom

9'11" max x 8'5" max (3.04m max x 2.59m max)

The bathroom has a low level flush W/C, a bidet, a corner fitted jacuzzi bath with central taps and a hand-held shower, a pedestal wash basin, a fitted shower enclosure with an electric shower, tiled flooring, partially tiled and panelled walls, a radiator, a heated towel rail, recessed spotlights and two wooden framed double-glazed windows to the rear and side elevation.

SECOND FLOOR

Landing

The landing has a wall-mounted light fixture and provides access to the second floor accommodation.

Bedroom Three

11'7" x 9'6" (3.54m x 2.92m)

The third bedroom has a velux window, a radiator, carpeted flooring, eaves storage and wall-mounted light fixtures.

W/C

This space has a low level flush W/C, a wall-mounted wash basin, a radiator, tiled flooring, an extractor fan and recessed spotlights.

OUTSIDE

Garage

13'9" x 10'5" (4.21m x 3.18m)

The garage has various shelving and double wooden doors.

Front

To the front of the property is a driveway with the availability to park two vehicles and a double wooden gate providing access into the garden.

Rear

To the rear of the property is a private tiered south facing garden with a fence panelled boundary, decking areas, an outdoor bar, a hot tub, a patio area, glass wind screens, an outbuilding featuring a floor standing boiler, a timber shed with roofing felt, a garage and various plants and shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G available, most 5G

Sewage – Mains Supply

No flooding in the past 5 years - Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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:

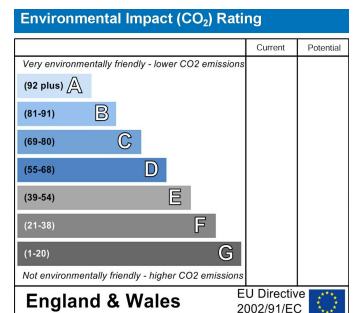
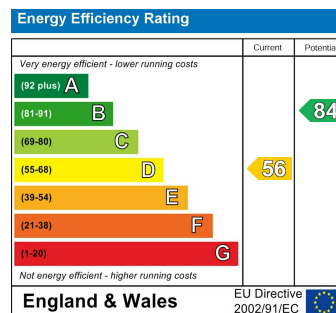
Property Tenure is Freehold

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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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