

HoldenCopley

PREPARE TO BE MOVED

Haywood Road, Mapperley, Nottinghamshire NG3 6AB

Guide Price £280,000 - £325,000

Haywood Road, Mapperley, Nottinghamshire NG3 6AB



Guide Price - £280,000 - £300,000...

EXTENDED SEMI-DETACHED HOME WITH NO UPPER CHAIN...

Welcome to this well-presented three-bedroom semi-detached house, ideally situated in the popular location of Mapperley. Just a stone's throw away from a wealth of local amenities, this property offers excellent transport links to the City Centre and falls within the catchment area of various schools. As you enter, you are greeted by a welcoming hallway that leads to a comfortable reception room, perfect for relaxing or entertaining guests. The heart of the home is the bright and open modern kitchen diner, designed to accommodate all your culinary and dining needs. Completing the ground floor is a convenient W/C. The upper level features two spacious double bedrooms and a cosy single bedroom. A stylish bathroom serves this floor, offering modern fixtures and fittings. Outside, the front of the property includes a driveway that provides off-road parking for multiple cars. The rear of the house features a generously sized enclosed garden with a decked seating area, ideal for outdoor entertaining, and a well-maintained lawn, perfect for enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish Bathroom
- Driveway
- Generously Sized South-Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

17'2" x 5'10" (max) (5.25m x 1.79m (max))

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, an in-built storage cupboard, two full-height double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Living Room

13'6" x 10'9" (max) (4.12m x 3.30m (max))

The living room has laminate wood-effect flooring, a radiator, recessed spotlights and a UPVC double-glazed bay window to the front elevation.

Kitchen/Diner

23'11" x 15'8" (max) (7.30m x 4.80m (max))

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drain and a swan neck mixer tap, an integrated oven, hob, dishwasher, a feature breakfast bar island, an extractor fan, two radiators, recessed spotlights, two Velux windows, a UPVC double-glazed window to the side elevation and a bi-folding door providing access to the rear garden.

W/C

3'7" x 3'1" (1.10m x 0.95m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a tiled splashback, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'6" x 6'4" (2.60m x 1.94m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

14'6" x 10'5" (max) (4.42m x 3.18m (max))

The main bedroom has carpeted flooring, a radiator, an original open feature fireplace and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'10" x 10'6" (max) (3.61m x 3.21m (max))

The second bedroom has carpeted flooring, a radiator, an original open feature fireplace and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'11" x 6'3" (2.74m x 1.93m)

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

Bathroom

8'6" x 6'2" (2.60m x 1.89m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, courtesy lighting, gated access to the rear garden and fence panelling boundary.

Rear

To the rear of the property is an enclosed south-facing garden with a decked seating area, a lawn, pebbled pathway and fence panelling boundary.

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 - 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 - Gedling Borough Council - Band B

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.

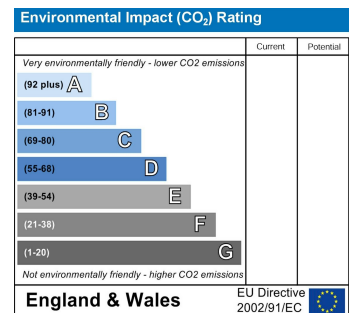
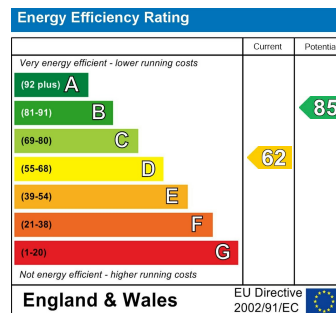
The vendor has advised the following:

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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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