

# HoldenCopley

PREPARE TO BE MOVED

Hazel Grove, Mapperley, Nottinghamshire NG3 6DN

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Guide Price £350,000 - £375,000

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LOCATION LOCATION LOCATION...

This charming three-bedroom semi-detached house offers deceptively spacious accommodation while being beautifully presented with original features throughout, making it perfect for a family buyer or anyone looking to move straight in. Situated in a sought-after location, the property is within close proximity to various local amenities, including the scenic Gedling Country Park, shops, eateries, excellent transport links and great school catchments. The ground floor features a porch, a hallway, a large living room, a fitted kitchen diner, a utility room and a convenient W/C. Upstairs, the first floor boasts three bedrooms, a three-piece bathroom suite and access to an insulated loft. The front of the property includes a driveway with parking space for three vehicles, while the rear offers a large south-facing private garden with a patio area, a lawn, three sheds and a summer house, providing an ideal outdoor retreat.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Large South Facing Garden
- Driveway
- Must Be Viewed





## GROUND FLOOR

### Porch

6'9" x 2'4" (2.08 x 0.72)

The porch has coir entrance flooring and double doors with glass inserts.

### Hallway

12'1" x 7'1" (3.70 x 2.17)

The hallway has vinyl tile flooring, a radiator, under stairs storage and a single door providing access into the accommodation.

### Living Room

24'6" x 12'1" (7.49 x 3.70)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, two radiators, a traditional feature fireplace with a decorative surround, wall-mounted light fixtures, two ceiling roses and bi-fold doors providing access into the kitchen diner.

### Kitchen

18'10" x 11'0" (5.75 x 3.37)

The kitchen has a range of fitted base and wall units with wooden worktops, an integrated oven, a gas hob with an extractor fan, a stainless steel sink with a drainer and swan neck mixer tap, space and plumbing for a dishwasher, space for a fridge-freezer, partially tiled walls, LVT flooring, a radiator, a wall-mounted light fixture, recessed spotlights, fitted floor to ceiling storage cupboards, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

### Utility Room

7'6" x 5'11" (2.31 x 1.82)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, a wall-mounted combi boiler, LVT flooring and a single door providing access out to the garden.

### W/C

7'1" x 4'11" (2.17 x 1.51)

This space has a low level flush W/C, a wall-mounted wash basin, partially tiled walls, vinyl tile flooring, a radiator and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

6'5" x 3'7" (1.97 x 1.11)

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

### Bathroom

8'9" x 7'1" (2.69 x 2.16)

The bathroom has a low level flush W/C, a counter top wash basin with a swan neck mixer tap and fitted storage, a fitted tiled bath with a mains-fed shower, a built-in storage cupboard, a radiator, partially tiled walls, vinyl tiled flooring, an extractor fan, access to the insulated loft and two UPVC double-glazed windows to the rear and side elevation.

### Master Bedroom

12'0" x 11'8" (3.68 x 3.58)

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

### Bedroom Two

11'8" x 10'11" (3.58 x 3.34)

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

### Bedroom Three

8'7" x 8'2" (2.62 x 2.50)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and a fitted wardrobe space.

## OUTSIDE

## Front

To the front of the property is a driveway with the availability to park three vehicles.

## Rear

To the rear of the property is a large south facing private garden with a hedge boundary, a lawn, a patio area, three sheds, a summer house 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 4G available, most 3G & 5G

Sewage – Mains Supply

Flood Risk - 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 - 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.

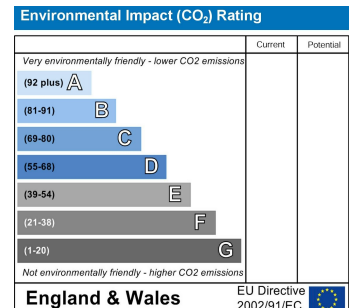
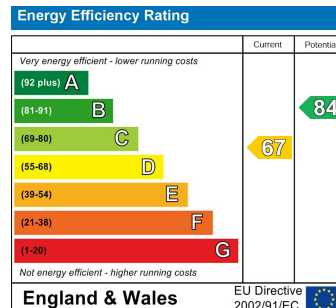
The vendor has advised the following:

Property Tenure is Freehold

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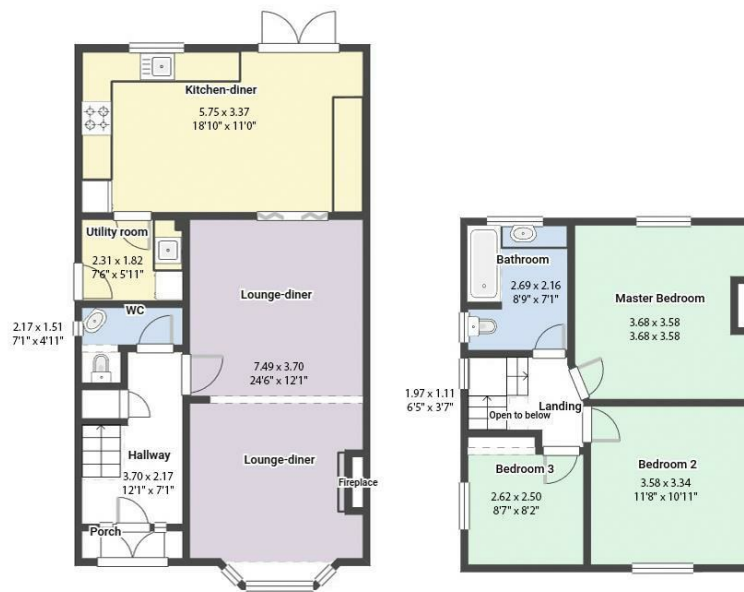
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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