

HoldenCopley

PREPARE TO BE MOVED

Kenrick Road, Mapperley, Nottinghamshire NG3 6EX

Guide Price £340,000 - £375,000

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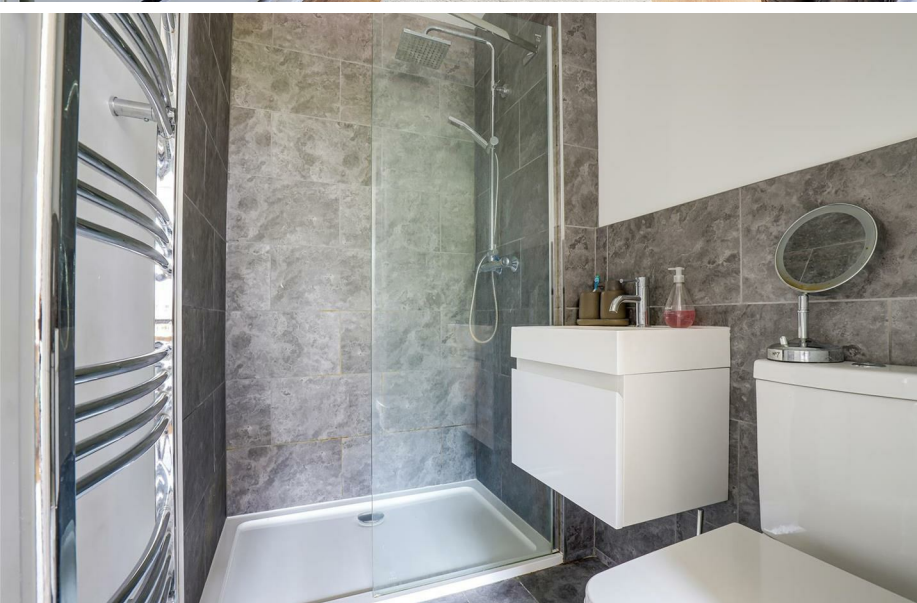
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LOCATION LOCATION LOCATION...

This three-four bedroom semi-detached house is a testament to the dedication and vision of its current owners, who have meticulously transformed it into a haven of comfort and style. Step inside to discover a space that radiates warmth and sophistication. The ground floor welcomes you with an entrance hall, leading to a cozy living room, a spacious family room and a well-appointed kitchen designed for culinary enthusiasts. Ascending to the first floor, you'll find three beautifully designed bedrooms, including one with an en-suite and a luxurious dressing room which can easily be converted back into a fourth bedroom if needed. The luxurious four-piece bathroom suite adds a touch of opulence, and access to the boarded loft provides additional storage. Outside, the property features a driveway at the front, ensuring convenient parking and a serene south-east facing garden at the rear, complete with a patio area and a lawn, perfect for outdoor enjoyment. Located close to local amenities, parks, schools and excellent commuting links, this property epitomizes modern living at its finest.

MUST BE VIEWED





- Semi Detached House
- Three-Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Dressing Room
- Four Piece Bathroom Suite & En-Suite
- Driveway
- Large South-East Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hall

12'4" x 7'3" (3.78m x 2.23m)

The hall has oak flooring, carpeted stairs, a built-in cupboard, a column radiator and a single door providing access into the accommodation.

Living Room

12'3" x 11'1" (3.75m x 3.38m)

The living room has a UPVC double-glazed bay window to the front elevation, oak flooring, a traditional fireplace with a decorative surround and a picture rail.

Family Room

11'1" x 22'3" (3.39m x 6.79m)

The family room has oak flooring, a radiator, a picture rail, a TV point and double French doors providing access out to the garden.

Kitchen

7'3" x 17'9" (2.21m x 5.42m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a range cooker, an extractor fan, an inset stainless steel sink, tiled flooring, a vertical radiator, two UPVC double-glazed windows to the side elevation, recessed spotlights and double French doors providing access out to the garden.

FIRST FLOOR

Landing

4'3" x 13'5" (1.31m x 4.09m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a radiator, access to the partially boarded loft, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

14'6" x 11'1" (4.44m x 3.39m)

The main bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and open access to the dressing room.

Dressing Room

7'1" x 11'0" (2.18m x 3.36m)

The dressing room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, recessed spotlights and direct access to the en-suite.

En-Suite

6'4" x 4'5" (1.94m x 1.36m)

The en-suite has a low level flush W/C, a wall-mounted wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and partially tiled walls, a chrome heated towel rail, an extractor fan and recessed spotlights.

Bedroom Two

10'8" x 11'2" (3.27m x 3.41m)

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

Bedroom Three

8'2" x 7'3" (2.49m x 2.23m)

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

Bathroom

7'4" x 9'11" (2.26m x 3.04m)

The bathroom has a low level flush W/C, a wall-mounted wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a double ended freestanding bath, a freestanding swan neck mixer tap with a hand-held shower, tiled flooring and partially tiled walls, a chrome heated towel rail, a radiator, an extractor fan and recessed spotlights.

OUTSIDE

Front

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

Rear

To the rear of the property is a private enclosed south-east facing garden with a fence panelled boundary, various plants and shrubs, a lawn and a patio area.

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, most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

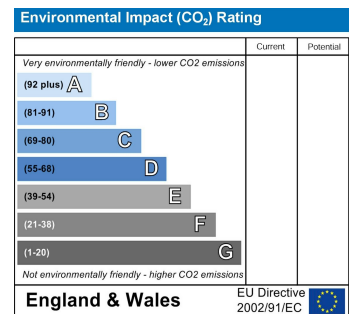
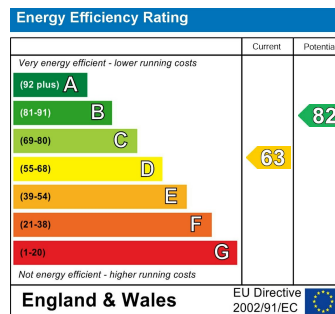
The vendor has advised the following:

Property Tenure is Freehold

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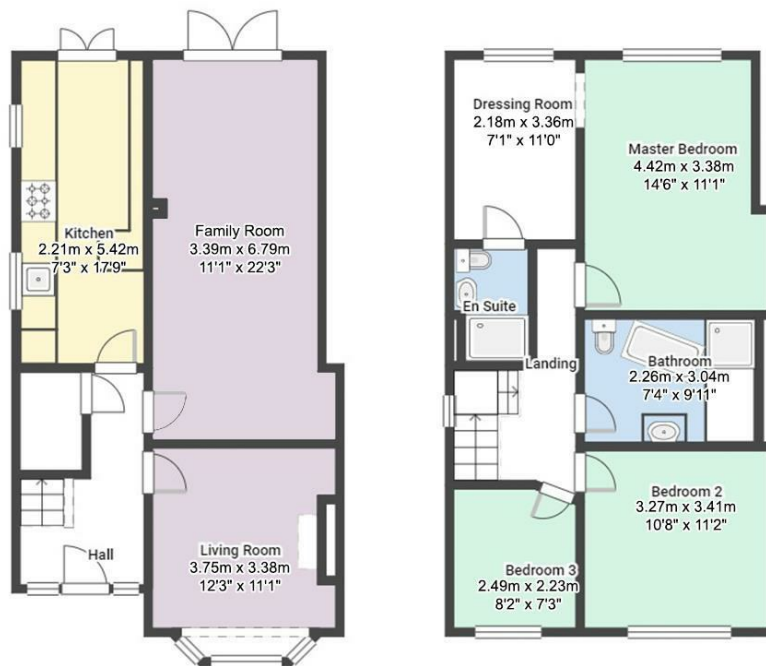
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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