

HoldenCopley

PREPARE TO BE MOVED

Elm Bank Drive, Mapperley Park, Nottinghamshire NG3 5AL

Guide Price £395,000 - £475,000

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GUIDE PRICE: £395,000 - £420,000

LOCATION, LOCATION, LOCATION...

This spacious four-bedroom detached house is located on a quiet, secluded, tree-lined road within the prestigious Mapperley Park and Alexandra Park conservation area. The property is ideally situated close to local amenities, falls within the catchment of excellent schools including The Oakwood Academy, and offers easy access to the City Centre. The ground floor welcomes you with an entrance hall leading to a convenient W/C. It features two generous reception rooms, perfect for family gatherings and entertaining. The fitted breakfast kitchen provides ample space for dining, while the adjacent utility room offers practicality and additional storage. There is also direct access to a larger-than-average garage with a 7KW wall box car charger from the ground floor. The first floor accommodates four well-proportioned bedrooms, all serviced by a bathroom suite and an en-suite to the master. Externally, the property boasts a front driveway with access to the garage. The rear of the house features a private, well-maintained garden with a raised decking area and a lush lawn, providing an ideal space for outdoor relaxation and entertaining. This home is perfect for family buyers seeking abundant space and a prime location.

MUST BE VIEWED





- Detached House
- Four Good-Sized Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Utility & W/C
- Two Bathrooms
- Well-Maintained Garden With Raised Decking Area
- Driveway & Garage With 7KW Wall Box Car Charger
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'6" x 6'2" (3.52 x 1.88)

The entrance hall has wood-effect flooring, a school radiator, carpeted stairs, an in-built cupboard, coving to the ceiling, and a single UPVC door providing access into the accommodation.

W/C

6'2" x 3'1" (1.89 x 0.96)

This space has a low level dual flush W/C, a wash basin, wood-effect flooring, wall-mounted coat hooks, and a circular obscure window to the front elevation.

Living Room

16'9" x 13'3" (5.11 x 4.04)

The living room has a double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, two radiators, a feature coal-effect fireplace with a decorative surround, a TV point, and open access into the dining room.

Dining Room

10'3" x 10'1" (3.13 x 3.09)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and a sliding patio door opening out to the rear garden.

Kitchen

13'2" x 9'3" (4.03 x 2.82)

The kitchen has a range of fitted shaker-style base and wall units with laminate worktops and breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, an electric hob with an extractor fan, an integrated dishwasher, space for a fridge freezer, tiled splashback, vinyl flooring, a radiator, and a double-glazed window to the rear elevation.

Utility

7'3" x 5'10" (2.23 x 1.78)

The utility room has a fitted worktop, a wall-mounted unit and shelving, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for a tumble-dryer, vinyl flooring, tiled splashback, and a double-glazed window to the rear elevation.

Garage

20'8" x 15'0" (6.32 x 4.59)

The garage has lighting, power points, a wall-mounted Worcester boiler, a 7KW wall box car charger, a double-glazed window, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

8'0" x 6'4" (2.45 x 1.95)

The landing has carpeted flooring, coving to the ceiling, access to the boarded loft via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

15'4" x 15'1" (4.68 x 4.62)

The main bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and a sliding door leading into the en-suite.

En-Suite

8'5" x 2'9" (2.57 x 0.86)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a mains-fed shower and a bi-folding shower screen, a heated towel rail, fully tiled walls, and a double-glazed obscure window to the side elevation.

Bedroom Two

14'6" x 12'2" (4.44 x 3.72)

The second bedroom has two skylight windows with fitted blinds, carpeted flooring, eaves storage, and a radiator.

Bedroom Three

11'11" x 10'5" (3.65 x 3.18)

The third bedroom has a double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Four

11'0" x 7'6" (3.37 x 2.30)

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

Bathroom

7'8" x 7'6" (2.36 x 2.29)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, an in-built airing cupboard, vinyl flooring, partially tiled walls, a radiator and a chrome towel rail, and a double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with various plants, a driveway, and access into the garage.

Rear

At the rear of the property, you'll find a private, enclosed, west-facing garden. It features a raised decking area with storage space underneath, steps leading down to a large lawn, a rockery, a variety of mature trees, plants, shrubs, and fruit trees. The garden is enhanced with external lighting and enclosed by fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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:

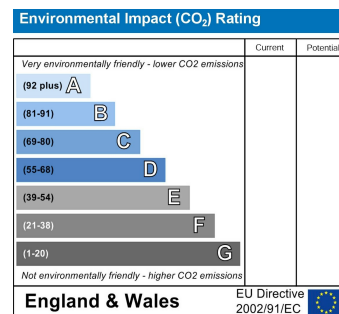
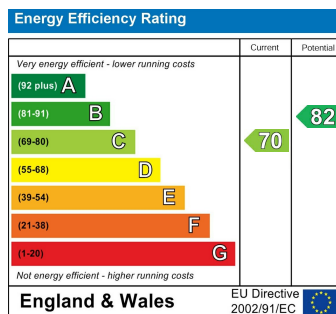
Property Tenure is Freehold

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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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