

HoldenCopley

PREPARE TO BE MOVED

Westdale Lane, Mapperley, Nottinghamshire NG3 6DH

Guide Price £550,000 - £600,000

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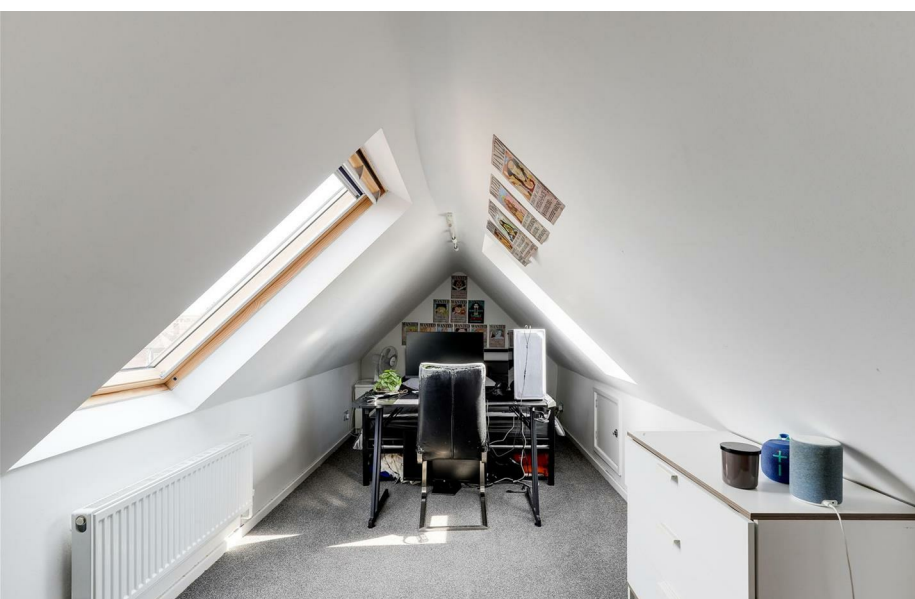
GUIDE PRICE £550,000 - £600,000

DETACHED FAMILY HOME...

This stunning five-bedroom detached home is impeccably presented throughout, seamlessly blending new and original features to create the perfect family residence. Spanning three stories, the property offers spacious accommodation and includes a large summer house equipped with electrics and lighting. Located in the desirable area of Mapperley, it is conveniently close to local amenities such as shops, eateries, and excellent transport links to Nottingham City Centre, and falls within the catchment area for local schools. The ground floor features a porch and entrance hall, a bay-fronted living room, a dining room, a modern kitchen with a separate utility room, and a ground-floor WC. On the first floor, you will find a spacious master bedroom with an en-suite shower room, two additional bedrooms, and a bathroom with a stylish freestanding bath. The second floor hosts the final two attic bedrooms. Externally, the front of the property boasts a gated driveway providing ample off-road parking, courtesy lighting, and gated access to the rear. The rear of the property features an enclosed south-facing garden with a paved patio area, a lawn, courtesy lighting, an outside tap, a fence-panelled boundary, and access to the summer house. The summer house itself includes wooden herringbone flooring, base units, space for an American fridge freezer, electrical points, lighting, double-glazed windows to the front elevation, and double-glazed bi-folding doors to the side elevation.

MUST BE VIEWED





- Detached Family Home
- Five Double Bedrooms
- Living Room
- Dining Room
- Two Bathrooms & Ground Floor W/C
- Modern Kitchen & Separate Utility
- Spacious Summerhouse
- Enclosed South Facing Garden
- Ample Off Road Parking
- Must Be Viewed





GROUND FLOOR

Hallway

15'2" x 6'0" (4.64 x 1.83)

The entrance hall has Amtico flooring, a column radiator, carpeted stairs, coving to the ceiling, access to the cellar, a double glazed window to the side elevation and a wooden door complete with original stained glass windows to provide access into the property

Kitchen

20'4" x 8'5" (6.21 x 2.59)

The kitchen has Amtico flooring, a range of fitted base and wall units with fitted countertops, a sink and a half with a drainer and stainless steel mixer taps, space for a freestanding range style cooker with an extractor hood, space for an American style fridge freezer, partially tiled walls, coving to the ceiling, a column radiator and UPVC double glazed French doors to the rear garden

Utility

6'10" x 3'4" (2.10 x 1.02)

The utility room has Amtico flooring, space and plumbing for a washing machine and a tumble dryer, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

W/C

6'10" x 3'4" (2.10 x 1.02)

This space has Amtico flooring, a low level flush WC, a vanity wash basin with stainless steel mixer taps, a chrome heated towel rail, coving to the ceiling and a UPVC double glazed window to the side elevation

Living Room

15'5" x 13'2" into bay (4.70 x 4.02 into bay)

The living room has Amtico flooring, an original cast iron fireplace, a TV point, coving to the ceiling, a column radiator, a double glazed bay window to the front elevation and a double glazed window to the side elevation

Dining Room

12'2" x 12'2" (3.73 x 3.72)

The dining room has Amtico flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the side elevation

BASEMENT

Cellar

The cellar has ample storage space, and can be accessed internally and externally.

FIRST FLOOR

Landing

15'5" x 13'9" (4.70 x 4.20)

The landing has carpeted flooring, coving to the ceiling, a column radiator and provides access to the first floor accommodation

Bedroom One

12'3" x 12'2" (3.74 x 3.72)

The main bedroom has carpeted flooring, coving to the ceiling, a column radiator, a UPVC double glazed window to the side elevation and provides access into the en-suite

En-Suite

7'1" x 6'10" (2.18 x 2.10)

The en-suite has tiled flooring, a low level flush WC, a vanity wash basin with stainless steel mixer taps, a walk in shower enclosure with a wall mounted shower fixture and glass shower screen, a chrome heated towel rail, partially tiled walls, coving to the ceiling, an extractor fan and UPVC double glazed windows to the side and rear elevations

Bedroom Two

13'1" x 12'3" (4.00 x 3.74)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator and UPVC double glazed windows to the front and side elevation

Bedroom Three

9'6" x 8'6" (2.90 x 2.60)

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

Bathroom

7'9" x 6'0" (2.38 x 1.83)

The bathroom has marble tiled flooring, a high level cistern flush WC, a vanity wash basin with stainless steel mixer taps, a freestanding bath with stainless steel fittings, a column radiator with chrome surround, half height marble tiled walls, coving to the ceiling and a UPVC double glazed window to the side elevation

SECOND FLOOR

Bedroom Four

18'6" x 7'6" (5.66 x 2.30)

This attic room has carpeted flooring, a radiator, an in-built cupboard and two Velux windows

Bedroom Five

10'11" x 9'6" (3.33 x 2.90)

This attic room has carpeted flooring, a radiator, bespoke fitted cupboards and two Velux windows

OUTSIDE

Summer House

18'1" x 7'4" (5.53 x 2.24)

The summer house has wooden herringbone flooring, base units, space for an American fridge freezer, electrical points, lighting, a wall-mounted Air to Air heat source pump, wired internet, double glazed windows to the front elevation and double glazed bi-folding doors to the side elevation.

Front

To the front of the property is a gated driveway to provide ample off road parking, courtesy lighting and gated access to the rear of the property

Rear

The summer house has wooden herringbone flooring, base units, space for an American fridge freezer, electrical points, lighting, a wall-mounted Air to Air heat source pump, wired internet, double glazed windows to the front elevation and double glazed bi-folding doors to the side elevation

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G- Some coverage of 3G

Sewage – Mains Supply

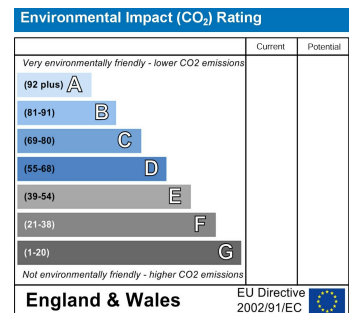
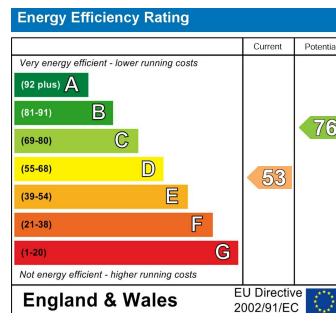
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

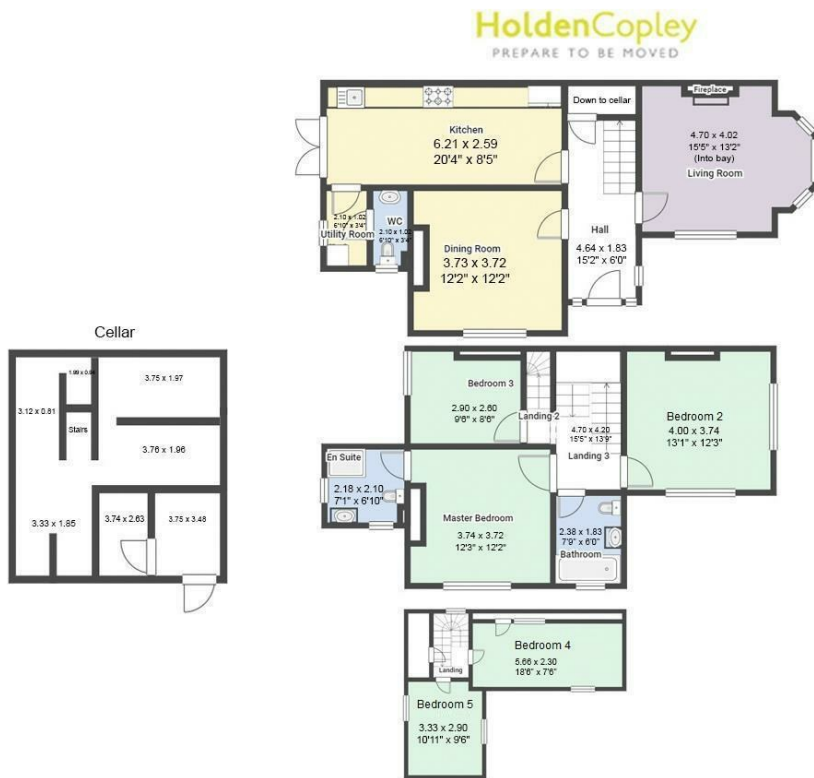
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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