

# HoldenCopley

PREPARE TO BE MOVED

Breckhill Road, Mapperley, Nottinghamshire NG3 5JP

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Offers In The Region Of £395,000

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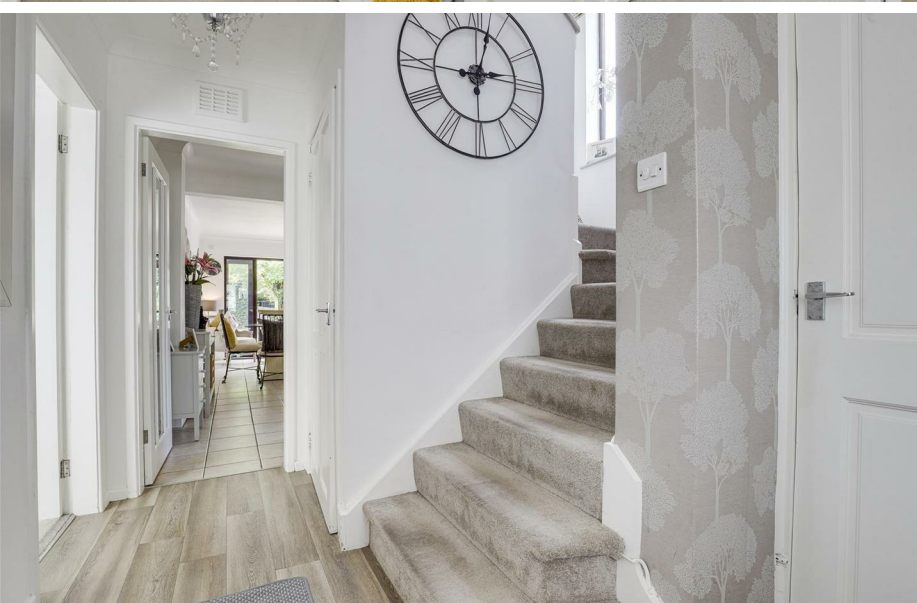
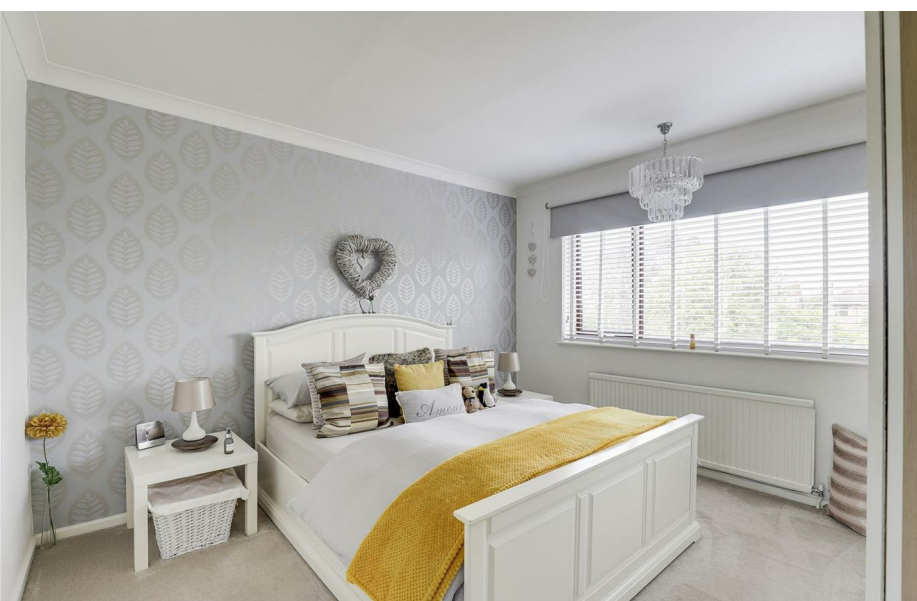


## NO UPWARD CHAIN...

Situated in a highly sought-after area, this well-presented detached house is perfect for a growing family. Conveniently located near local amenities such as shops, schools, and excellent transport links to Nottingham City Centre and surrounding areas, this spacious home is ready for you to move in to and is being sold with no upward chain. The property features a welcoming porch, an entrance hall with a W/C, and a spacious living room with sliding patio doors that lead to the conservatory, which opens to the rear garden. The expansive fitted kitchen includes double French doors providing additional access to the rear garden. Upstairs, there are three double-sized bedrooms and a modern three-piece bathroom suite. The main rear bedroom offers panoramic views. The outdoor space includes a block-paved driveway at the front, accommodating up to three vehicles, surrounded by planted borders with mature shrubs and bushes, and gated access to the rear garden. The large, well-maintained enclosed rear garden features a decked patio area, a lawn, a gravelled seating area, and gravelled borders with established shrubs, bushes, and trees, all enclosed by fence panelling. This delightful home offers a perfect blend of comfort and convenience, making it an ideal choice for family living.

## MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Conservatory
- Good-Sized Fitted Kitchen
- Driveway For Three Vehicles
- Mature Large Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has wood-effect flooring, UPVC double glazed window surround, and a UPVC door providing access into the accommodation.

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, coving to the ceiling, a radiator, a UPVC double glazed obscure window to the front elevation, and a single door opening into to the ground floor.

### W/C

3'6" x 3'3" (1.09m x 1.01m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, wall-mounted wash basin, floor-to-ceiling tiling, and wood-effect flooring.

### Living Room

23'6" x 11'10" (7.17m x 3.61m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, coving to the ceiling, recessed spotlights, a feature real open fireplace with a decorative surround, carpeted flooring, and sliding patio doors opening into the conservatory.

### Conservatory

10'5" x 8'6" (3.20m x 2.60m)

The conservatory has carpeted flooring, a UPVC double glazed surround, a Polycarbonate roof, and a single dooring providing access to the rear garden.

### Kitchen

21'5" x 10'5" (6.53m x 3.19m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, space for a freestanding cooker, an extractor fan, an integrated washing machine and dishwasher, an integrated tumble dryer, space for a fridge freezer, a radiator, space for a dining table, coving to the ceiling, tiled splashback, tiled flooring, UPVC double glazed windows to the rear and side elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

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

### Bedroom One

12'2" x 11'11" (3.72m x 3.64m)

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

### Bedroom Two

11'10" x 10'11" (3.63m x 3.33m)

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

### Bedroom Three

10'4" x 8'9" (3.16m x 2.68m)

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

### Bathroom

7'1" x 6'8" (2.18m x 2.05m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a block paved driveway for three vehicles, planted borders with established plants, shrubs and bushes, additional storage space to the side elevation, and gated access to the rear garden.

### Rear

To the rear of the property is a large well maintained enclosed rear garden with a decked patio area, a lawn, a gravelled seating area, gravelled borders with established shrubs, bushes and trees, and fence panelled boundary.

## 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

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

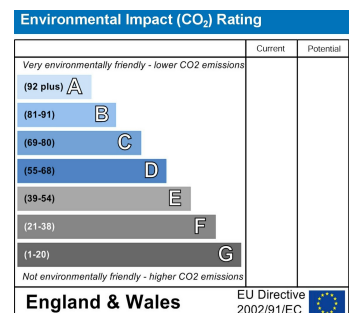
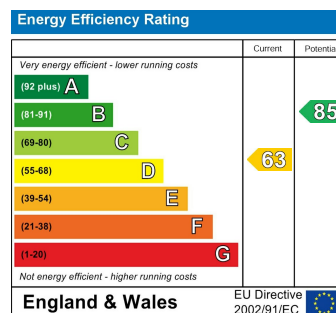
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The vendor has advised the following:

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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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