

HoldenCopley

PREPARE TO BE MOVED

Northcliffe Avenue, Mapperley, Nottinghamshire NG3 6DA

Guide Price £380,000 - £425,000

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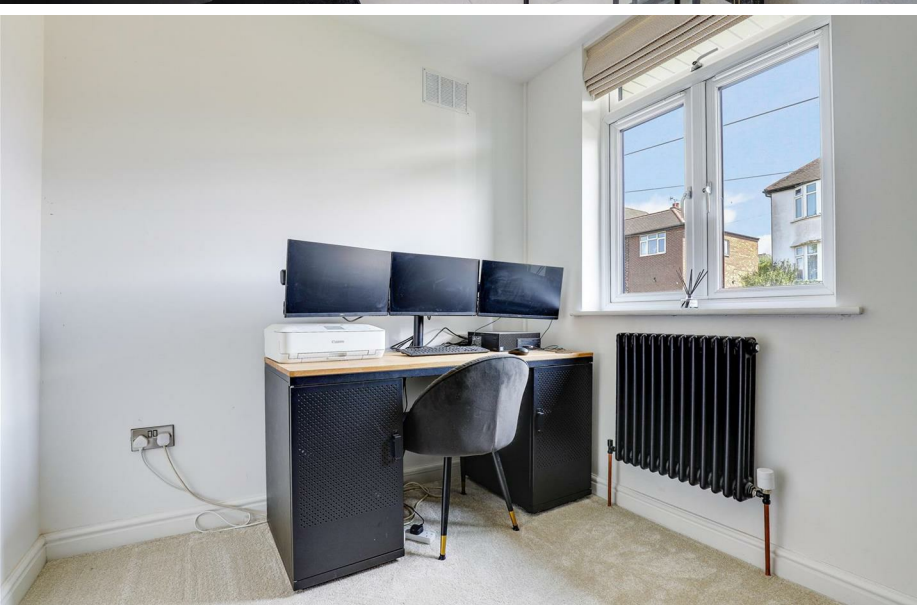
GUIDE PRICE £380,000 - £400,000

LOCATION, LOCATION, LOCATION...

This well-presented detached house, located in a sought-after area, offers the perfect blend of comfort and convenience. Situated close to shops, eateries, and excellent transport links, this property is a true gem and an ideal choice for a growing family ready to move in. Upon entering the ground floor, you are greeted by a welcoming entrance hallway. This leads to a spacious living room adorned with a charming square bay window that allows natural light to flood the space. The living room also features a beautiful fireplace. Adjacent to the living room is a modern fitted kitchen, which is a chef's delight. The kitchen is equipped with a central island that houses a breakfast bar, offering a casual dining option. The highlight of the kitchen is the bi-folding doors that open onto a decked patio area. Descending to the lower ground floor, you will find a hallway that provides access to a utility room, adding practicality to the home. This floor also features a versatile fourth bedroom, which boasts double French doors opening out to the rear garden. The first floor of this delightful home comprises three well-appointed bedrooms, each offering comfort and ample space. Additionally, there is a stylish four-piece bathroom suite on this floor. Outside, the property continues to impress. The front of the house features a driveway that leads to a garage, providing ample storage space, lighting, electrics, and a roller door for ease of access. The rear garden is an enclosed, low-maintenance haven. It includes a patio area and an outdoor tap for gardening convenience. The garden is bordered by well-maintained fencing and hedging, ensuring privacy. Additionally, there are stairs that lead up to an elevated decked patio area, further enhancing the outdoor living space. Gated access to the side elevation adds to the practicality and accessibility of the garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Low-Maintenance Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'0" x 7'1" (3.66m x 2.16m)

The entrance hall has Herringbone flooring, carpeted stairs, a vertical radiator, recessed spotlights, two UPVC double glazed obscure windows to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

14'2" x 11'0" (4.32m x 3.36m)

The living room has a UPVC double glazed square bay window to the front elevation, a column radiator, a TV point, a feature fireplace with a decorative surround and tiled hearth, recessed spotlights, and Herringbone flooring.

Kitchen

18'8" x 12'3" (5.71m x 3.74m)

The kitchen has a range of modern filled base and wall units with Quartz worktops and a central island with a breakfast bar, a Belfast sink with a swan neck mixer tap and integrated drainer grooves, two integrated ovens, a gas ring hob and extractor fan, a column radiator, a vertical radiator, recessed spotlights, Herringbone flooring, and Bi-folding doors opening onto the decked patio at the rear elevation.

LOWER GROUND FLOOR

Hall

8'1" x 3'10" (2.47m x 1.17m)

The hall has carpeted flooring, a radiator, and access to the lower ground accommodation.

Utility Room

6'11" x 8'8" (2.11m x 2.65m)

The utility room has base and wall units with a worktop, a composite sink with a mixer tap and drainer, space and plumbing for a washing machine, an in-built cupboard, a radiator, a low level flush W/C, wood-effect flooring, and a UPVC door opening out to the rear garden.

Bedroom Four

12'3" x 10'11" (3.74m x 3.34m)

The fourth bedroom has carpeted flooring, a radiator, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

4'2" x 6'9" (1.29m x 2.07m)

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

Master Bedroom

12'4" x 11'2" (3.78m x 3.42m)

The main bedroom has carpeted flooring, a vertical radiator, recessed spotlights, and double French doors overlooking the rear garden.

Bedroom Two

8'11" x 13'4" (2.73m x 4.07m)

The second bedroom has a UPVC double glazed square bay window to the front elevation, recessed spotlights, and carpeted flooring.

Bedroom Three

9'6" x 7'6" (2.92m x 2.30m)

The third bedroom has a UPVC double glazed window to the front elevation, recessed spotlights, a column radiator, and carpeted flooring.

Bathroom

7'9" x 9'1" (2.37m x 2.77m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a freestanding bath with a floor standing mixer tap with a hand held shower fixture, a shower enclosure with a ceiling mounted rainfall shower fixture and a wall-mounted handheld shower fixture, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway to the garage, and access to the rear garden.

Garage

9'3" x 29'6" (2.82m x 8.99m)

The garage has ample storage, lighting, electrics, and a roller door opening onto the driveway.

Rear

To the rear of the property is an enclosed low maintenance garden with a patio area, an outside tap, a fence panelled and hedged boundary, with stairs up to a decked patio area, and gated access 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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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:

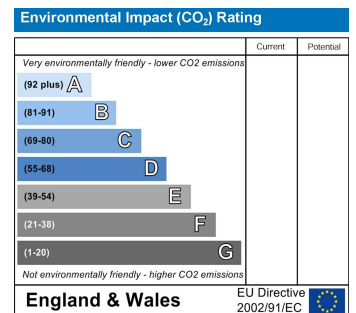
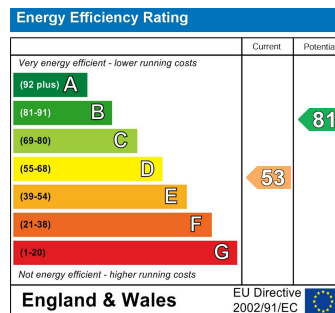
Property Tenure is Freehold

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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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