

HoldenCopley

PREPARE TO BE MOVED

Westdale Lane, Mapperley, Nottinghamshire NG3 6ER

Guide Price £470,000 £495,000

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GUIDE PRICE... £470,000 - £490,000

DETACHED HOUSE...

Welcome to this three-story detached home, perfectly situated near local amenities including shops, schools, and excellent transport links. Ideal for a growing family, this property offers ample living space, modern conveniences, and a charming outdoor area. Upon entering the property, you are greeted by a welcoming hallway that provides access to a ground floor W/C, a versatile study, and direct entry to the integral garage. The heart of the home is the spacious fitted kitchen-diner, which features two sets of double French doors that open onto the rear garden, offering a seamless blend of indoor and outdoor living. Moving to the first floor, you'll find a bright and airy living room with two sets of double French doors leading to a private balcony. This floor also includes a convenient utility room, a modern three-piece shower room, and two bedrooms, with the main bedroom enjoying the added luxury of an en-suite bathroom. Ascending to the top floor, there are two additional double bedrooms and a stylish three-piece shower room, ensuring ample space for family members or guests. The front of the property is a block-paved driveway leading to the garage. The rear garden is a private oasis, featuring a patio area, a well-maintained lawn, planted borders, and established trees and shrubs. Additionally, there is a garden shed and gated access.

MUST BE VIEWED





- Three Storey Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen/Diner & Utility Room
- Study
- Two Three-Piece Shower Rooms
- En-Suite to the Main Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Hallway

23'0" x 4'8" (7.02 x 1.44)

The hallway has tiled flooring, carpeted stairs, and a composite door providing access into the accommodation.

W/C

5'8" x 5'4" (1.73 x 1.63)

This space has a concealed dual flush W/C, a countertop wash basin with a tiled splashback, in-built cupboards, recessed spotlights and tiled flooring.

Study/Office

11'9" x 8'0" (3.59 x 2.46)

The study/office has full height windows to the front elevation, recessed spotlights, and tiled flooring.

Kitchen/Diner

22'8" x 13'8" (6.91 x 4.19)

The kitchen /diner has a range of fitted base and wall units with worktops, an under mounted sink and half with a mixer tap and integrated drainer grooves, an integrated double oven, ceramic hob and extractor fan, space for a dining table, recessed spotlights, tiled splashback, two double French doors opening out to the rear garden.

FIRST FLOOR

Landing

15'6" x 5'8" (4.74 x 1.75)

The landing has wood-effect flooring, a vertical radiator, and access to the first floor accommodation.

Living Room

22'8" x 11'10" (6.91 x 3.63)

The living room has a full height window to the front elevation, a Velux window, a vertical radiator, a column radiator, and two double French doors opening out to the balcony.

Balcony

The balcony has decked flooring, and a rail guard.

Utility Room

8'6" x 5'0" (2.60 x 1.53)

The utility room has fitted base units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, wood-effect flooring, and a Velux window.

Master Bedroom

12'11" x 12'6" (3.95 x 3.83)

The main bedroom has a full height double glazed window to the rear elevation, a Velux window, a vertical radiator, recessed spotlights, carpeted flooring, and access into the en-suite.

En-suite

10'6" x 6'6" (3.22 x 2.00)

The en-suite has a Velux window, a low level flush W/C, fitted base units with a countertop wash basin, a panelled bath a central mixer tap, a heated towel rail, and wood-effect flooring.

Bedroom Two

13'9" x 9'8" (4.21 x 2.96)

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

Shower room

7'5" x 5'3" (2.27 x 1.61)

The shower room has a low level flush W/C, a countertop wash basin, a double walk-in shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

SECOND FLOOR

Landing

12'0" x 5'6" (3.68 x 1.70)

The landing has a Velux window, wood-effect flooring, eaves storage, access into the loft, and access to the second floor accommodation.

Bedroom Three

13'4" x 13'11" (4.07 x 4.26)

The third bedroom has two Velux windows, and a double glazed window to the rear elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Four

13'4" x 11'11" (4.07 x 3.65)

The fourth bedroom has three Velux windows, a double glazed window to the front elevation, a radiator, recessed spotlights, and carpeted flooring.

Shower Room

7'4" x 5'4" (2.24 x 1.63)

The shower room has a Velux window, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, an extractor fan, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway, and gated access to the rear elevation.

Garage

20'8" x 8'8" (6.32 x 2.66)

The garage has a door into the accommodation, a wall-mounted boiler, a hot water cylinder, electrics, lighting and a roller door providing access to the driveway.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a shed, planted borders, a lawn, various established trees, plants and bushes, and gated access.

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 and never has

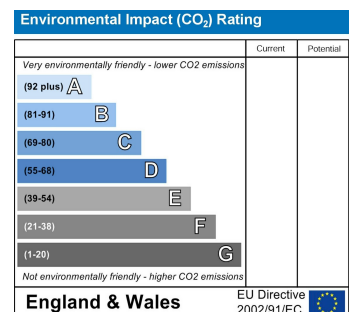
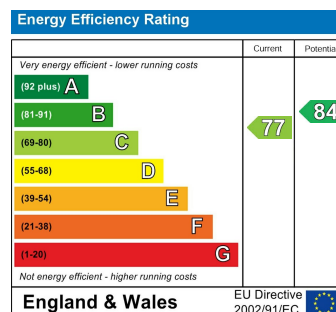
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER



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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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