

# HoldenCopley

PREPARE TO BE MOVED

Zulla Road, Mapperley Park, Nottinghamshire NG3 5BY

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**£475,000**

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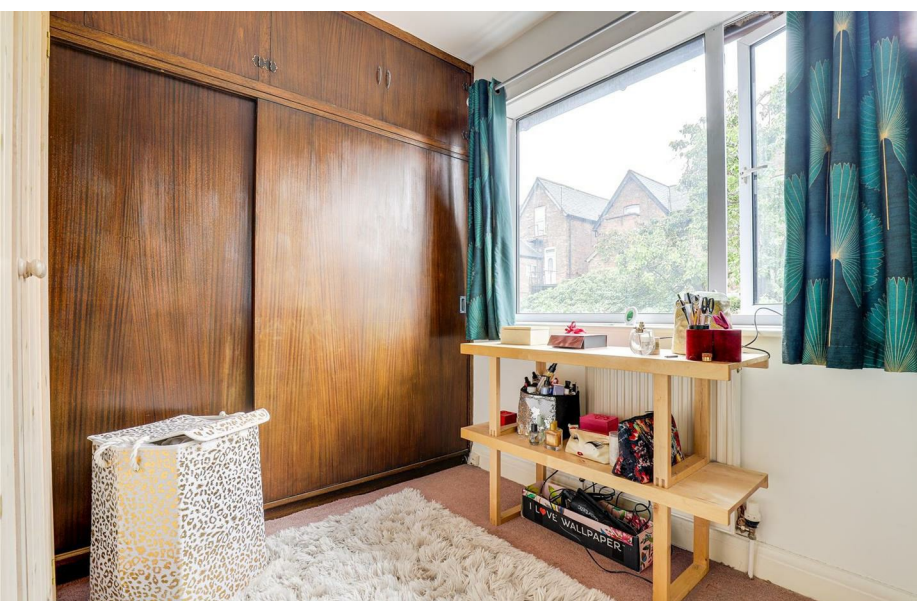


## LOCATION, LOCATION, LOCATION...

This charming four-bedroom detached house offers generous and well-maintained accommodation, ideal for a growing family. Nestled within the prestigious Mapperley Park and Alexandra Park conservation area, this home boasts an array of original features, including picture rails, panelled walls, stained-glass windows, and feature fireplaces, all of which add a wealth of character. The ground floor comprises a welcoming porch and entrance hall, a convenient W/C, two spacious reception rooms, and a well-appointed kitchen that opens into a bright dining area, enhanced by large windows that allow ample natural light to stream in. Upstairs, four bedrooms are complemented by a stylish four-piece bathroom suite. Outside, the property features a driveway leading to a garage, while the rear offers a private, enclosed garden with a manicured lawn and a variety of mature trees, plants, and shrubs. Located close to local amenities, excellent transport links, and within the catchment of reputable schools such as Carrington Primary and Nursery School and The Oakwood Academy, this property is perfect for family living.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Large Reception Rooms
- Open Plan Kitchen & Dining Room
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Well-Maintained Private Garden
- Driveway & Garage
- Conservation Area
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has double doors providing access into the accommodation.

### Entrance Hall

10'7" x 14'7" (3.24m x 4.46m)

The entrance hall has wood-effect flooring, carpeted stairs, panelled feature walls, a radiator, coving to the ceiling, stained-glass windows to the front elevation, and a single wooden door with a stained-glass insert via the porch.

### Living Room

11'9" x 15'7" (3.60m x 4.75m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, coving to the ceiling, a picture rail, a radiator, and a decorative mantelpiece with a tiled hearth.

### Family Room

14'11" x 11'10" (4.55m x 3.61m)

The family room has carpeted flooring, a TV point, a feature fireplace with a decorative mantelpiece and tiled inset, a picture rail, a radiator, a UPVC double-glazed window to the side elevation, and a sliding patio door opening out to the rear garden.

### W/C

2'5" x 7'8" (0.74m x 2.36m)

This space has a low level flush W/C, a radiator, wood-effect flooring, and a single-glazed obscure window to the side elevation.

### Kitchen

7'1" x 17'5" (2.16m x 5.33m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a ceramic sink and a half with a movable swan neck mixer tap and drainer, an integrated fridge freezer, space for a range cooker, space and plumbing for a slimline dishwasher and a washing machine, recessed spotlights, wood-effect flooring, a UPVC double-glazed window to the side elevation, and open plan to the dining room.

### Dining Room

10'11" x 12'0" (3.33m x 3.66m)

The dining room has continued wood-effect flooring, recessed spotlights, a radiator, full-height UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

## FIRST FLOOR

### Landing

11'9" x 4'6" (3.60m x 1.38m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

11'10" x 15'10" (3.63m x 4.85m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, and a recessed chimney breast alcove.

### Bedroom Two

11'10" x 14'11" (3.63m x 4.56m)

The second bedroom has a UPVC double-glazed obscure window to the side elevation, a further UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail, a radiator, and a recessed chimney breast alcove.

### Bedroom Three

10'7" x 7'9" (3.25m x 2.37m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a picture rail.

### Bedroom Four

8'7" x 7'11" (2.63m x 2.42m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built wardrobe.

### Bathroom

7'3" x 8'5" (2.22m x 2.58m)

The bathroom has a high-level flush W/C, a period-style pedestal wash basin, a panelled bath with a handheld shower head, a shower enclosure, a heated towel rail, recessed spotlights, extractor fans, partially tiled walls, tiled flooring, a radiator, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is an enclosed garden with a patio pathway, a range of plants and shrubs, a stone brick-built boundary wall, a driveway and access into the garage.

### Garage

The garage has double doors opening out onto the front driveway.

### Rear

To the rear of the property is a private enclosed garden with a pebbled area, a patio pathway, a lawn, a range of established trees, plants and shrubs, courtesy lighting, an external power socket, access into the garage, an outdoor tap, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G network

Electricity – Mains Supply

Water – Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Other Information: Conservation Area / Planning applications in the locality? Yes, Hotel across the road would like to build in their car-park.

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

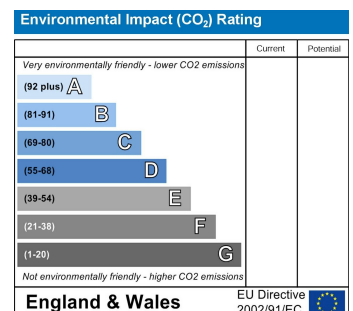
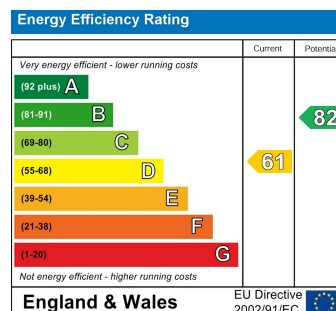
The vendor has advised the following:

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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**0115 7734300**

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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