

HoldenCopley

PREPARE TO BE MOVED

Hilton Road, Mapperley, Nottinghamshire NG3 6AN

Guide Price £360,000 - £380,000

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UNIQUE OPPORTUNITY...

This unique three-bedroom detached house offered with no upward chain, features solar panels generating approximately £2000 income a year and offers an excellent opportunity for flexible use of the basement level to accommodate separate self-contained living potentially generating an income of up to approximately £10,000 per year on the open market. Nestled in a sought-after location, the property enjoys close proximity to local amenities, excellent school catchments, and easy access to the City Centre. As you step inside, the ground floor welcomes you with a bright entrance hall leading to two reception rooms, each featuring fireplaces and large windows that flood the space with natural light. The fitted kitchen caters to all your culinary needs, whilst a convenient study area and a ground-floor four-piece bathroom add to the home's functionality. Upstairs, you'll find two double bedrooms, with the main bedroom boasting an en-suite for added luxury. The spacious lower level offers a reception room with access to a bright conservatory, a further fitted kitchen, and a utility room. This level also includes a comfortable double bedroom and a three-piece bathroom suite. Outside, the front of the property features a driveway providing off-road parking and access to the garage with electric shutter door and vehicle access pit. The rear of the property reveals a private, enclosed south-facing garden, complete with integrated storage room and a separate external garden room adjoining the patio seating area – perfect for sheltered outdoor entertaining. Steps lead down to well-maintained lawns and a variety of mature plants, shrubs and a number of beautiful trees including magnolia and cherry whilst a further seating area is shaded by grapevine.

MUST BE VIEWED!





- Three Storey Detached House
- Three Bedrooms
- Three Reception Rooms & Study Area
- Main Kitchen & Basement Level Kitchen
- Two Bathroom & En-Suite
- Outdoor Storage Room & Garden Room
- Driveway & Garage
- Solar Panels
- No Upward Chain
- Sought-After Location





GROUND FLOOR

Entrance Hall

13'6" × 6'5" (4.13 × 1.98)

The entrance hall has tiled flooring, carpeted stairs, a radiator, ceiling coving, access to the lower level accommodation and a single UPVC door providing access into the accommodation.

Living Room

12'11" × 12'3" (3.95 × 3.74)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed window to the front elevation.

Study

8'10" × 6'3" (2.70 × 1.92)

The study has carpeted flooring, a radiator, access to the garage and a UPVC double-glazed window to the rear elevation.

Bathroom

8'8" × 7'8" (2.65 × 2.36)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a double-ended bath with central taps and an electric shower fixture, a heated towel rail, partially tiled walls, an extractor fan, tiled flooring and a UPVC double-glazed window to the rear elevation.

Dining Room

13'0" × 12'3" (3.97 × 3.74)

The dining room has carpeted flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed window to the front elevation.

Kitchen

15'6" × 8'0" (4.74 × 2.45)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless sink with a drainer and a mixer tap, a freestanding range cooker with a splash back and extractor fan, an integrated fridge freezer & washer/dryer, a radiator, partially tiled walls, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8'3" × 6'5" (2.53 × 1.97)

The landing has carpeted flooring, ceiling coving, two UPVC double-glazed windows to the front and rear elevation, access to the first floor accommodation and access the boarded loft with courtesy lighting.

Master Bedroom

12'2" × 9'4" (3.72 × 2.86)

The main bedroom has carpeted flooring, a radiator, ceiling coving, access to the en-suite and a UPVC double-glazed window to the front elevation.

Ensuite

12'2" × 3'2" (3.73 × 0.97)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a radiator, partially tiled walls, an extractor fan, ceiling coving, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

13'0" × 12'4" (3.97 × 3.76)

The second bedroom has carpeted flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the rear and front elevations.

LOWER LEVEL ACCOMMODATION

Hallway

12'6" × 6'2" (3.83 × 1.88)

The hallway has carpeted flooring, a radiator and an internal obscure window.

Sitting Room

14'9" × 8'1" (4.50 × 2.48)

The sitting room has carpeted flooring, a radiator, ceiling coving, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the conservatory.

Conservatory

12'2" × 7'0" (3.73 × 2.15)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround, double French doors and a single door providing access to the rear garden.

Kitchen

8'1" × 6'11" (2.48 × 2.11)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven & hob, a radiator, an extractor fan, partially tiled walls, vinyl flooring, an internal obscure window and a UPVC double-glazed window to the rear elevation.

Hallway

7'4" × 2'10" (2.25 × 0.88)

The hall has carpeted flooring.

Utility

11'11" × 4'1" (3.65 × 1.25)

The utility room has vinyl flooring and space and plumbing for a washing machine.

Bathroom

7'10" × 6'10" (2.41 × 2.10)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, a radiator, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

12'2" × 11'11" (3.72 × 3.64)

The third bedroom has carpeted flooring, a radiator, ceiling coving, an in-built wardrobe and a two UPVC double-glazed windows to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, access to the garage, gated access to the rear and courtesy lighting.

Garage

34'8" × 9'8" (10.59 × 2.96)

The garage has ample storage space, work bench, vehicle access pit, courtesy lighting, power supply and an electric roller door.

Rear

To the rear is an enclosed south-facing garden with a patio searing area with steps leading down to a lawn, a variety of established plants and shrubs, mature trees and hedge borders, integrated storage area (beneath the garage) - perfect for tools and garden equipment, access to external garden room - great for sheltered outdoor entertaining and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

Flood Risk – The Government website states this is a medium risk flood area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

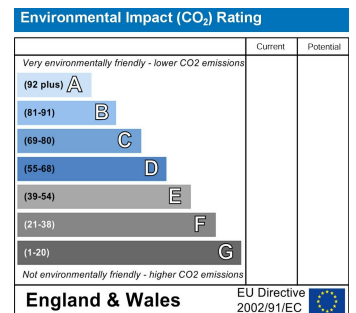
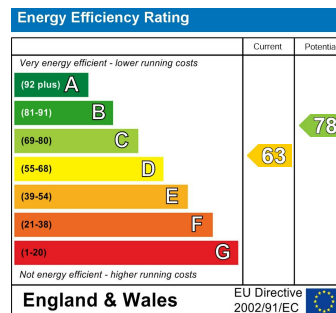
The vendor has advised the following:

Property Tenure is Freehold

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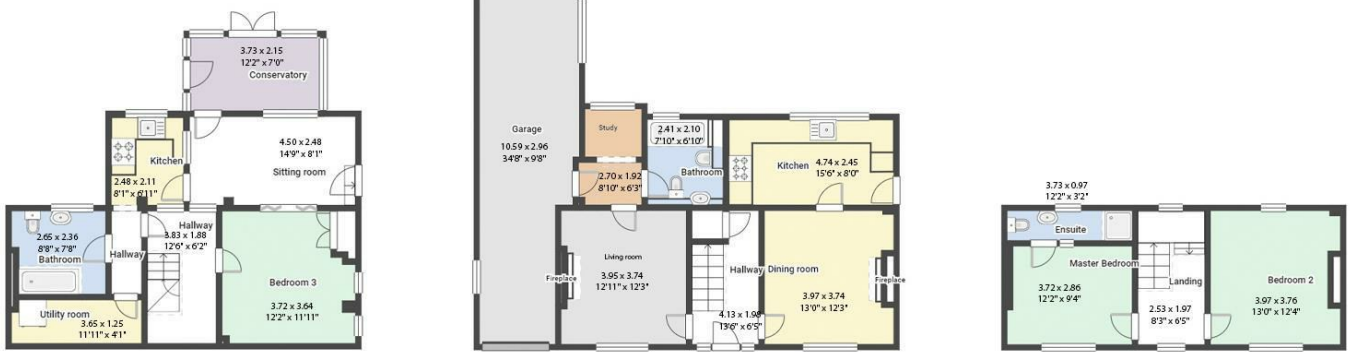
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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