

# HoldenCopley

PREPARE TO BE MOVED

Blyth Street, Mapperley, Nottinghamshire NG3 5HP

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Guide Price £380,000 - £425,000



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GUIDE PRICE £380,000 - £420,000

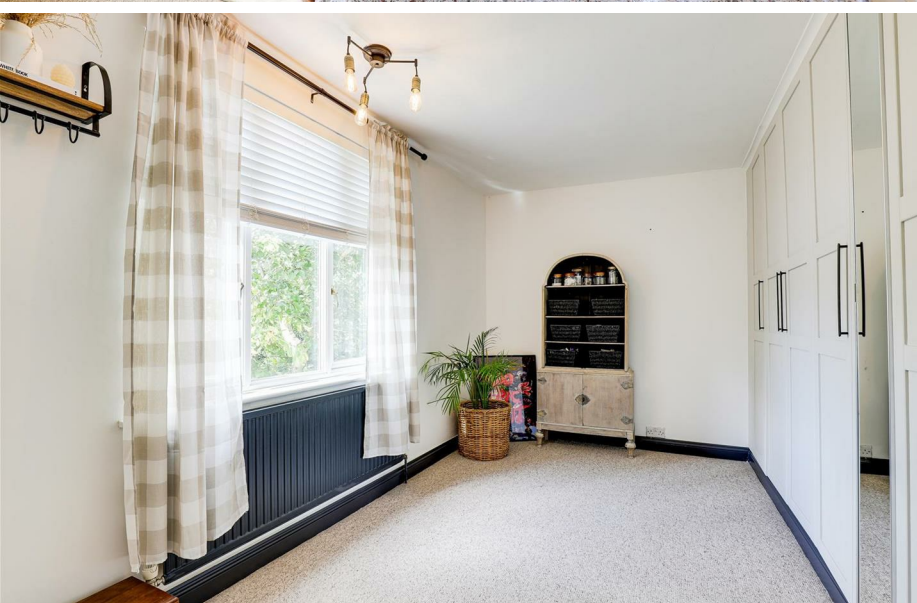
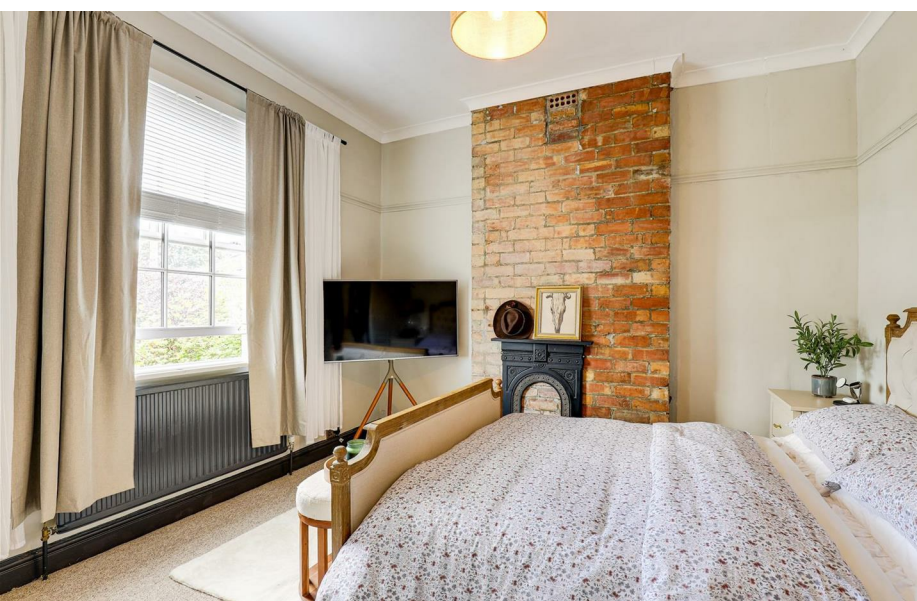
BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom detached house is full of charm and character, making it a perfect family home. Located in a popular area, it offers easy access to a variety of amenities, local conveniences, and regular transport links, and is just a stone's throw away from the City Centre. The ground floor welcomes you with a warm entrance hall that leads to a cosy living room featuring a large bay window, an exposed brick wall, and double French doors that open into a bright conservatory—ideal for relaxing in any season. The dining room, also boasting a large bay window, offers a lovely space for family meals. The modern kitchen is equipped for all your culinary needs, complemented by a convenient utility area and a ground-floor W/C. Upstairs, you'll find three well-presented double bedrooms, each exuding its own unique charm. The main bedroom includes a reading corner that opens onto the landing, adding a delightful touch to the space. A useful office space is perfect for working from home, while a stylish four-piece bathroom suite and an additional shower room ensure convenience and comfort. Outside, the property continues to impress. The front features a driveway providing off-road parking, access to the garage, and an enclosed garden adorned with plants and shrubs. The south-facing rear garden features a lawn, a gravel patio seating area, and a variety of plants and shrubs, creating a peaceful retreat for enjoying the outdoors.

MUST BE VIEWED!







- Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Conservatory & Office
- Stylish Bathroom & Shower Room
- Driveway & Garage
- Beautifully Presented Throughout
- Popular Location











## GROUND FLOOR

### Entrance

The entrance hall has tiled-effect flooring, carpeted flooring, a radiator, two UPVC double-glazed windows to the front elevation and a single door providing access into the accommodation.

### Living Room

17'10" x 11'10" (5.44m x 3.63m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a ceiling rose, a recessed chimney breast alcove with a tiled hearth and an exposed brick-wall surround, a dado rail, double French doors providing access to the conservatory and a UPVC double-glazed bay window to the front elevation.

### Conservatory

11'10" x 11'6" (3.63m x 3.51m)

The conservatory has tiled flooring, single-glazed windows surround and double French doors opening out to the rear garden.

### Dining Room

12'0" x 12'0" (3.66m x 3.66m)

The dining room has exposed wooden flooring, a radiator, a picture rail, a ceiling rose, a recessed chimney breast alcove and a UPVC double-glazed bay window to the front elevation.

### Kitchen

10'8" x 12'0" (3.26m x 3.66m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine & dishwasher, tiled splash backs, a radiator, tiled flooring, recessed spotlights, a UPVC double-glazed obscure window to the side elevation and double French doors opening out to the rear garden.

### Utility Room

The utility room has fitted base units with worktops and tiled flooring.

### W/C

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, tiled flooring and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

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

### Master Bedroom

12'0" x 12'0" (3.66m x 3.66m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, a picture rail, a ceiling rose, a traditional fireplace with an exposed brick-wall surround, open access to part of the landing and a UPVC double-glazed window to the front elevation.

### Bedroom Two

16'2" x 10'0" (4.94m x 3.05m)

The second bedroom has carpeted flooring, a radiator, fitted floor-to-ceiling wardrobes and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

12'3" x 9'0" (3.74m x 2.76m)

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

### Office

The office has laminate wood-effect flooring, a radiator, ceiling coving, a picture rail and a UPVC double-glazed window to the rear elevation.

### Bathroom

10'0" x 7'3" (3.05m x 2.22m)

The bathroom has a low level flush W/C, a pedestal wash basin, a double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

### Shower Room

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, laminate wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

## Front

Outside to the front of the property is a driveway providing off-road parking and access to the garage and enclosed garden with a plants and shrubs.

## Rear

To the rear of the property is an enclosed south-facing garden with a lawn, a gravel patio area, a variety of plants and shrubs, gated access to the rear and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1000Mbps and Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

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 - 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.

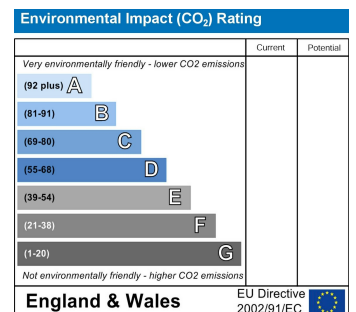
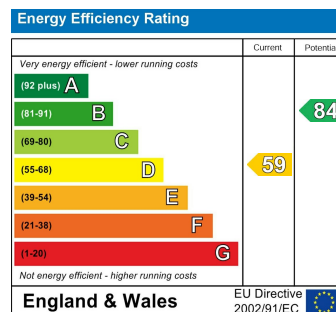
The vendor has advised the following:

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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