

# HoldenCopley

PREPARE TO BE MOVED

Penarth Rise, Mapperley, Nottinghamshire NG5 4EE

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**Guide Price £265,000 - £270,000**

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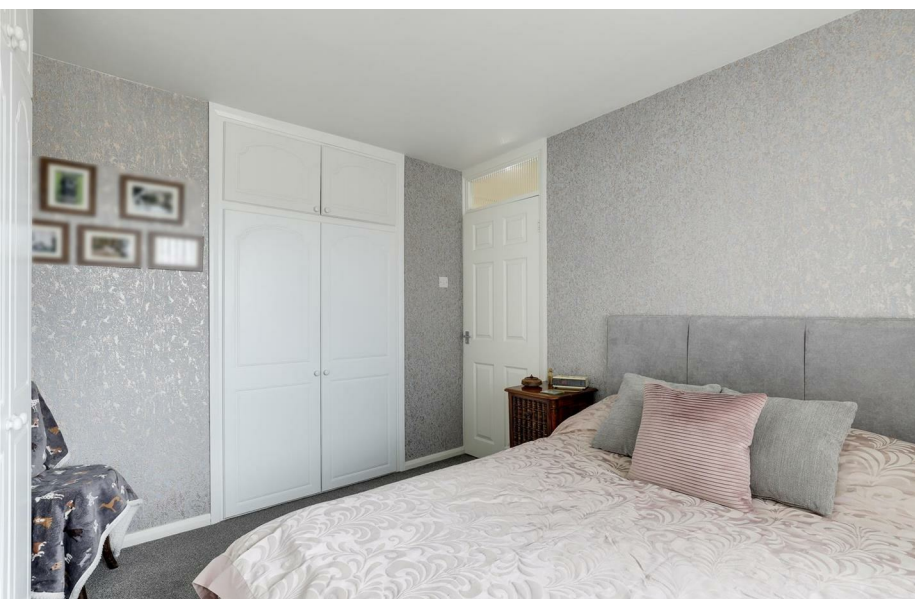
GUIDE PRICE £270,000 - £280,000

SOUGHT-AFTER LOCATION...

Welcome to this three-bedroom semi-detached house that offers comfortable living in a highly desirable area. Situated within a sought-after location and boasting an array of amenities including local shops, eateries, Woodthorpe Grange Park, schools, and excellent commuting links. Upon entering, you are greeted by a spacious reception room, that provides ample space for relaxation and entertaining. The adjoining kitchen/diner offers a welcoming atmosphere. Access to the conservatory further enhances the living space, providing an ideal spot to unwind and enjoy the garden views. Ascending to the upper level, you'll find two well-proportioned double bedrooms along with a single bedroom. A three-piece bathroom suite completes the accommodation, providing convenience for the whole household. Externally, the property impresses with a driveway providing off-road parking for multiple cars and a small garden area with a lawn enhances the curb appeal of the front. The rear features a well-maintained lawn and a patio seating area. A variety of plants and shrubs add to the charm of the outdoor space. Access to the garage provides additional storage space and practicality.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

6'0" x 2'5" (1.83 x 0.74)

The porch has tiled flooring, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

### Hallway

14'6" x 5'11" (4.42 x 1.81)

The hallway has carpeted flooring, a radiator, coving to the ceiling, an in-built storage cupboard, a UPVC double-glazed window to the front elevation and a single UPVC door providing access from the porch.

### Living room

16'3" x 10'4" (4.96 x 3.17)

The living room has carpeted flooring, coving to the ceiling, a recessed chimney breast alcove and a UPVC double-glazed window to the front elevation.

### Kitchen

15'6" x 8'9" (4.73 x 2.68)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space for an oven, partially tiled walls, tiled flooring, a radiator, fitted storage cupboard, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access to the side of the property and sliding patio doors providing access to the conservatory.

### Conservatory

9'9" x 9'8" (2.98 x 2.96)

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

## FIRST FLOOR

### Landing

10'3" x 7'7" (3.13 x 2.33)

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

10'4" x 10'2" (3.15 x 3.10)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

### Bedroom Two

10'5" x 8'11" (3.19 x 2.72)

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

### Bedroom Three

6'11" x 6'5" (2.11 x 1.96)

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

### Bathroom

7'7" x 5'6" (2.33 x 1.69)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, tiled walls, a radiator and two UPVC double-glazed obscure windows to the rear elevation.

## OUTSIDE

## Front

To the front of the property is a driveway providing off-road parking, double-gated access to the rear garden, a lawn and courtesy lighting.

## Rear

To the rear of the property is an enclosed garden with a lawn, access to the garage, a range of plants and shrubs, a patio area and fence panelling.

## DISCLAIMER

Council Tax Band Rating -Nottingham City 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.

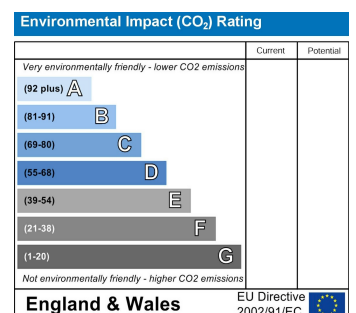
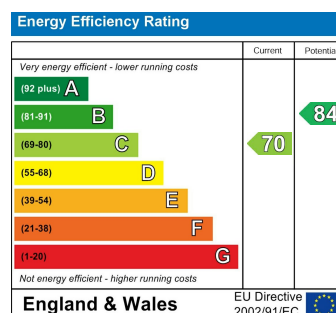
The vendor has advised the following:

Property Tenure is Freehold

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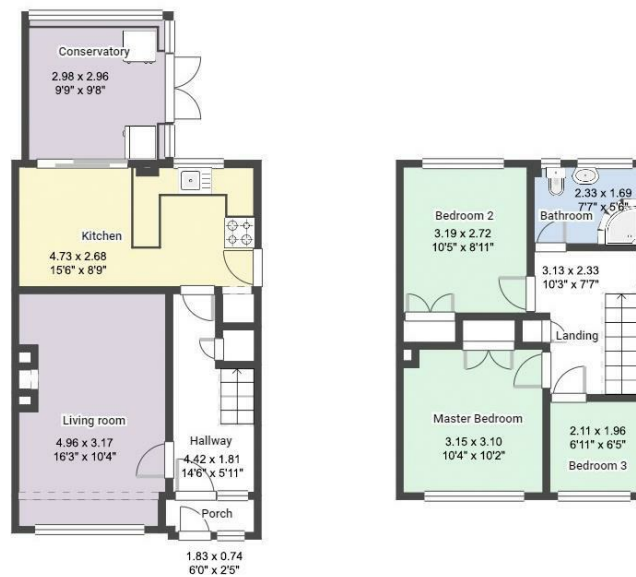
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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