

# HoldenCopley

PREPARE TO BE MOVED

Kenrick Road, Mapperley, Nottinghamshire NG3 6FB

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Offers Over £595,000



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## FOREVER FAMILY HOME...

This impressive five-bedroom detached house, set on a double plot, has been thoughtfully extended into a spacious forever-family home, ideal for those seeking comfort and style in a popular location. Situated within easy reach of the vibrant Mapperley Top, with its array of local amenities, various schools, and convenient access to Nottingham City Centre. As you enter the home, you are welcomed by a bright entrance hall that seamlessly flows into the heart of the home—the expansive open-plan kitchen, dining, and family area. This space is perfect for cooking, family meals, and entertaining, featuring large bifold doors that open directly onto the rear garden, creating an effortless indoor-outdoor living experience. Off the kitchen, you'll find a practical utility room, a convenient W/C, and a dedicated study room, providing flexibility for work or home organisation. The ground floor is completed by a reception room bathed in natural light, thanks to windows at the front and bifold doors that also open out to the rear garden. On the upper level, there are four generously sized double bedrooms and a well-proportioned single bedroom. The main bedroom features fitted wardrobes and a private en-suite bathroom, offering a luxurious retreat. The remaining bedrooms are served by a stylish family bathroom, ensuring ample space and comfort for the whole family. Outside, the property continues to impress. The front offers a driveway with off-road parking for multiple cars, access to the garage, and a garden area, enhancing the home's kerb appeal. To the rear, a generous-sized enclosed garden awaits, complete with a patio seating area for outdoor dining, steps leading down to an extensive lawn, and mature trees, plants, and shrubs, creating a serene and private outdoor haven.

MUST BE VIEWED!







- Extended Detached House
- Five Bedrooms
- Reception Room & Study Room
- Spacious Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish Family Bathroom & En-Suite
- Driveway & Garage
- Spacious Family Home
- Sought-After Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

6'9" x 19'8" (2.07m x 6.01m)

The entrance hall has tiled flooring and carpeted flooring, recessed spotlights and a single composite door providing access into the accommodation.

### Family Room

9'8" x 19'1" (2.97m x 5.84m)

The family room has tiled flooring, a vertical radiator, recessed spotlights and open access to the kitchen diner.

### Kitchen/Diner

19'1" x 12'5" (5.82m x 3.78m)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar island, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated dishwasher, extractor fan & wine cooler, space for a range cooker, recessed spotlights, a vertical radiator, tiled flooring, a Velux window, a UPVC double-glazed window to the rear elevation and bifold doors opening out to the rear garden.

### Utility Room

10'1" x 12'0" (3.09m x 3.68m)

The utility room has a fitted base unit with worktops, a stainless steel sink with a drainer and a mixer tap, a radiator, vinyl flooring, access to the garage, recessed spotlights, a UPVC double-glazed window to the front elevation and a single door providing access to the rear garden.

### W/C

6'7" x 3'8" (2.03m x 1.12m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

### Living Room

17'10" x 12'11" (5.44m x 3.96m)

The living room has wooden flooring, a radiator, a recessed chimney breast alcove with a feature fireplace and decorative surround, a UPVC double-glazed window and bifold doors opening out to the rear garden.

### Study

6'6" x 4'11" (2.00m x 1.50m)

The study has carpeted flooring, recessed spotlights and a UPVC double-glazed window to the front elevation.

## FIRST FLOOR

### Landing

4'1" x 18'5" (1.26m x 5.63m)

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

### Master Bedroom

10'5" x 12'4" (3.18m x 3.76m)

The main bedroom has carpeted flooring, two vertical radiators, fitted sliding door wardrobes, recessed spotlights, access to the en-suite, a vaulted ceiling, two Velux windows and a UPVC double-glazed window to the rear elevation.

### En-Suite

7'5" x 5'2" (2.27m x 1.60m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a walk-in shower with a shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

9'10" x 10'5" (3.02m x 3.18m)

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

### Bedroom Three

9'10" x 8'10" (3.02m x 2.71m)

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

### Bedroom Four

9'10" x 12'10" (3.02m x 3.93m)

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

### Bedroom Five

12'11" x 6'4" (3.94m x 1.94m)

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

### Bathroom

9'10" x 7'7" (3.01m x 2.32m)

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

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, courtesy lighting, gated access to the rear garden, a garden area with plants and shrubs and hedge border boundaries.

### Garage

8'3" x 7'10" (2.52m x 2.39m)

The garage has courtesy lighting, ample storage space and double doors to provide access.

### Rear

To the rear of the property is an enclosed garden with a paved Indian Sandstone patio area, steps leading down to an extensive lawn, mature trees, plants and shrubs, courtesy lighting and hedge border 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 & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 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 - Gedling Borough 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.

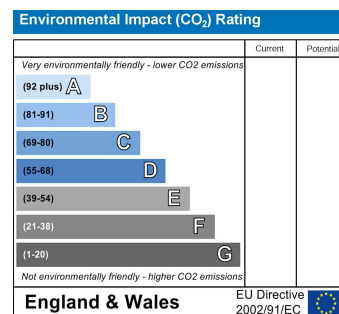
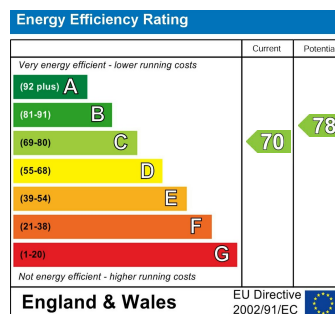
The vendor has advised the following:

Property Tenure is Freehold

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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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