

HoldenCopley

PREPARE TO BE MOVED

Penarth Rise, Mapperley, Nottinghamshire NG5 4EE

£270,000

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WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached house is located in a sought-after area, offering convenience and charm. With local shops, eateries, Woodthorpe Grange Park, excellent schools, and commuting links nearby. The ground floor welcomes you with a bright entrance hall leading to a spacious reception room, where a large window bathes the space in natural light. The modern kitchen diner, ideal for both everyday cooking and entertaining, features patio doors that open out to the rear garden, seamlessly blending indoor and outdoor living. Upstairs, you'll find two well-proportioned double bedrooms, both with fitted wardrobes, along with a single bedroom and a stylish bathroom. Outside, the front of the property offers a driveway with off-road parking, complemented by a garden area with a lawn and various plants and shrubs. To the rear, a private, south-facing garden, complete with a patio seating area, and steps leading up to a lawn surrounded by a variety of mature plants and shrubs.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- Driveway
- South-Facing Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

5'9" x 2'0" (1.77 x 0.63)

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

Hallway

13'11" x 5'11" (4.26 x 1.81)

The hallway has tiled flooring, a carpeted stair runner, a radiator, an in-built storage cupboard and a single door providing access into the accommodation.

Living Room

15'7" x 12'4" (4.77 x 3.76)

The living room has laminate wood-effect flooring, a radiator, a feature fireplace and full-height UPVC double-glazed windows to the front elevation.

Kitchen Diner

18'8" x 8'11" (5.70 x 2.73)

The kitchen diner has a range of fitted base and wall units with worktops, a ceramic sink and a half with a drainer and a mixer tap, an integrated oven, gas hob, extractor fan, space and plumbing for a washing machine, partially tiled walls, tiled flooring, a radiator, a UPVC double-glazed window to the rear elevation and a sliding patio doors opening out to the rear elevation.

FIRST FLOOR

Landing

10'5" x 7'8" (3.19 x 2.34)

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

Master Bedroom

11'10" x 11'9" (3.62 x 3.59)

The main bedroom has laminate wood-effect flooring, a radiator, in-built wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'1" x 10'7" (3.39 x 3.23)

The second bedroom has laminate wood-effect flooring, a radiator, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'9" x 8'9" (2.69 x 2.68)

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

Bathroom

7'6" x 5'4" (2.31 x 1.65)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, tiled walls, an extractor fan, vinyl flooring and a 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, gated access to the rear, a lawn, a range of plants and shrubs and courtesy lighting.

Rear

To the rear of the property is an enclosed south-facing garden with a paved patio area, a wooden pergola, a shed, steps leading up the lawn boarded by a range of variety of plants and shrubs 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 & Highest upload speed at 100Mbps

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 - 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.

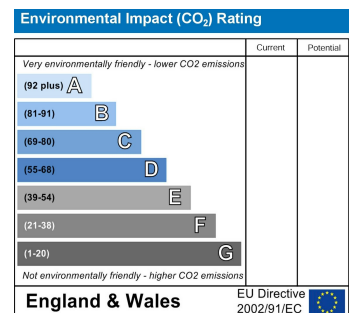
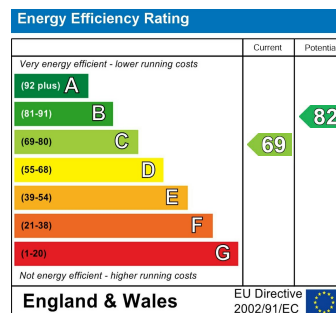
The vendor has advised the following:

Property Tenure is Freehold

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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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