

HoldenCopley

PREPARE TO BE MOVED

Marshall Hill Drive, Mapperley, Nottinghamshire NG3 6HX

£400,000

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DETACHED FAMILY HOME...

This well-presented generously sized detached family home is set in a highly sought-after location with great views of South East Nottingham including the Vale of Belvoir, making it ideal for a growing family. Conveniently located near local shops, top-rated schools, and a variety of amenities, the property also offers excellent transport links to Nottingham City Centre and the surrounding areas. Recently upgraded with new windows, external doors, soffits, and gutters in installed in the past 12 months, boiler replaced within the last 5 years, all covered by warranty, this home is move-in ready. On the ground floor, the welcoming hallway leads to a handy W/C, a spacious living room, and a stunning open-plan kitchen-diner featuring a breakfast bar and double French doors opening to the rear garden. The hallway also provides access to a versatile study, perfect for remote working. Upstairs, you'll find four generously sized bedrooms, including a master bedroom with its own en-suite. The remaining bedrooms share a modern three-piece family bathroom. Externally, the home boasts a block-paved driveway with off-road parking, a small front lawn, and gated side access to the rear. The low-maintenance rear garden is perfect for entertaining, complete with a decked patio area beneath a pergola, a gravelled section, raised planting beds, additional seating space, a shed, and secure fencing for added privacy.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Living Room
- Fitted Kitchen Diner
- Study
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Off-Street Parking For At Least Three Vehicles
- Enclosed Landscaped Rear Garden With Entertaining Space
- Must Be Viewed





GROUND FLOOR

Hallway

19'1" x 3'9" (5.84 x 1.15)

The hallway has wood-effect flooring, carpeted stairs, coving to the ceiling, and a composite door providing access into the accommodation.

W/C

6'9" x 2'9" (2.06 x 0.85)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, and vinyl flooring.

Living Room

15'10" x 11'5" (4.84 x 3.50)

The living room has a UPVC double glazed window to the front elevation, a TV point, a recessed chimney breast fireplace, a radiator, and wood-effect flooring.

Study

16'6" x 7'8" (5.04 x 2.34)

The study has a UPVC double glazed window to the front elevation, an in-built cupboard, recessed spotlights, and wood-effect flooring.

Kitchen/Diner

24'3" x 9'3" (7.41 x 2.84)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, two integrated ovens, a gas ring hob with a white glass splashback and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a recessed alcove, space for a dining table, recessed spotlights, tiled splashback to the walls, tiled flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

9'4" x 6'8" (2.85 x 2.04)

The landing has a UPVC double glazed window to the side elevation, a radiator, an in-built cupboard, access into the boarded loft via a pull-down ladder with lighting, and access to the first floor accommodation.

Master Bedroom

14'0" x 12'7" (4.29 x 3.85)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, triple fitted wardrobes, carpeted flooring, and access into the en-suite.

En-suite

6'0" x 5'6" (1.83 x 1.70)

The en-suite has UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

13'9" x 11'8" (4.21 x 3.57)

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

Bedroom Third

9'6" x 8'10" (2.90 x 2.70)

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

Bedroom Four

9'6" x 8'2" (2.90 x 2.50)

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

Bathroom

6'8" x 6'3" (2.04 x 1.92)

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

OUTSIDE

Front

To the front of the property is a block paved driveway, a small lawn, and gated access to the rear garden.

Rear

To the rear of the property is a low-maintenance rear garden with a decked patio area with a Pergola, a gravelled area, raised planted areas, an outside tap, a further patio seating area, a shed, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 3G, 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 E

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.

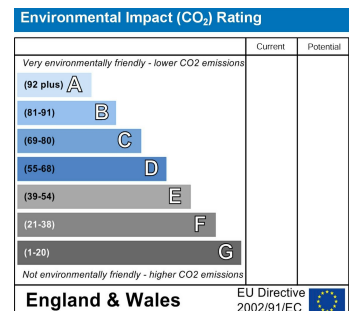
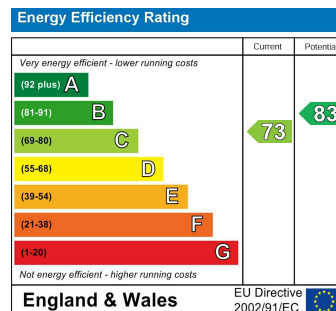
The vendor has advised the following:

Property Tenure is Freehold

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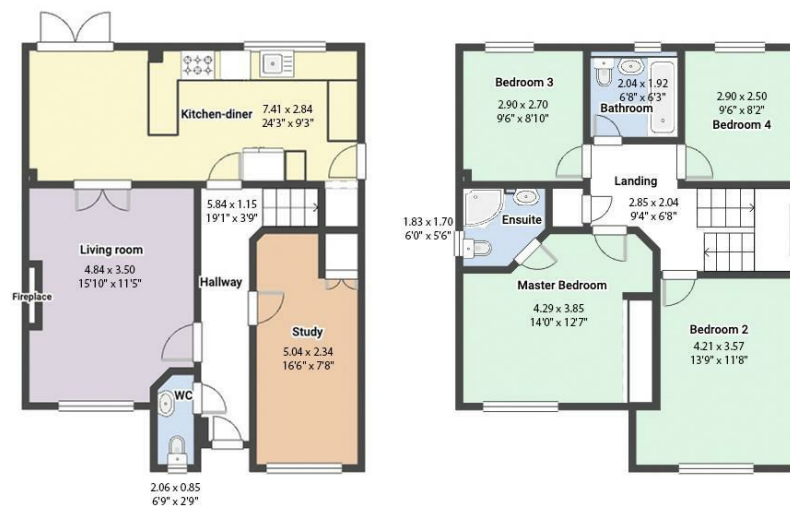
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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