

# HoldenCopley

PREPARE TO BE MOVED

Penarth Rise, Mapperley, Nottinghamshire NG5 4EE

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£265,000

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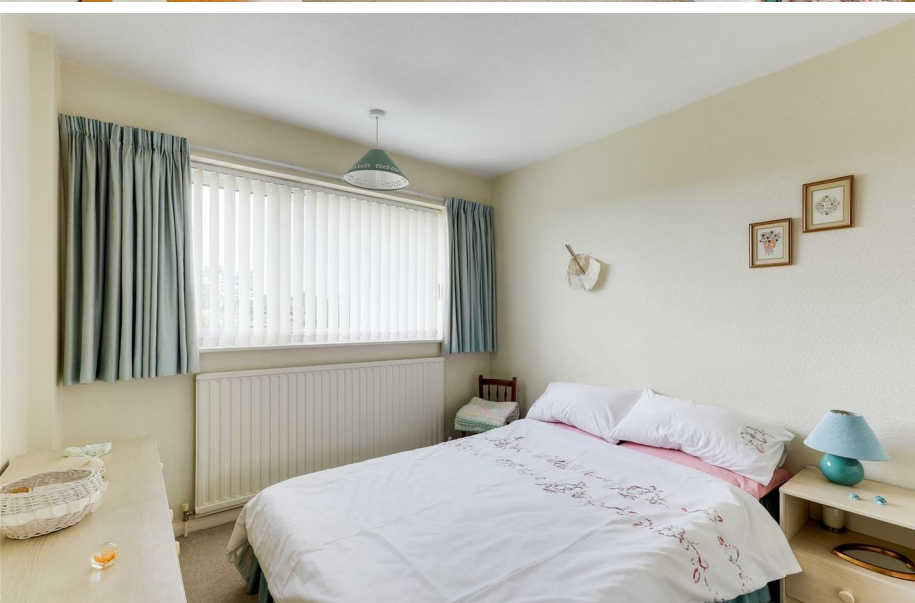


## LOCATION LOCATION LOCATION...

This deceptively spacious three-bedroom semi-detached home is well presented throughout and is nestled in a highly sought-after location. The property offers easy access to local amenities such as shops, excellent transport links, and reputable school catchments. The ground floor features a hallway leading to a generous living room, a well-appointed kitchen diner, a bright conservatory, and convenient access to an integral garage. Upstairs, the first floor comprises three comfortable bedrooms, a modern three-piece bathroom suite, and access to a boarded loft, providing ample additional storage space. The exterior boasts a driveway at the front for off-road parking, while the rear of the property offers a private, low-maintenance garden complete with a patio, lawn, and shed, perfect for outdoor relaxation and storage.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Conservatory
- Integral Garage
- Three Piece Bathroom Suite
- Large Rear Garden
- Driveway
- No Upward Chain





## GROUND FLOOR

### Hallway

14'9" x 5'11" (4.52 x 1.82)

The hallway has carpeted flooring and stairs, a radiator, an under the stairs cupboard, a built-in cupboard and a single door providing access into the accommodation.

### Living Room

16'9" x 10'5" (5.12 x 3.19)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a wall-mounted feature fireplace and coving.

### Kitchen Diner

16'9" x 8'5" (5.12 x 2.57)

The kitchen diner has a range of fitted base and wall units with worktops, a new integrated oven, an electric hob, space and plumbing for a washing machine and microwave, a stainless steel sink and a half with a drainer, tiled and carpeted flooring, a radiator, partially tiled walls, a built-in cupboard, a UPVC double-glazed window to the rear elevation and sliding patio doors providing access into the conservatory.

### Conservatory

9'6" x 9'4" (2.92 x 2.87)

The conservatory has tiled flooring, an electric heater, UPVC double-glazed windows to the rear and side elevations, a polycarbonate roof and UPVC double French doors providing access out to the garden.

### Garage

26'8" x 8'3" (8.13 x 2.53)

The garage has lighting, power points, a fridge-freezer, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access out to the garden and an up and over garage door.

## FIRST FLOOR

### Landing

10'8" x 7'8" (3.27 x 2.36)

The landing has carpeted flooring, access to the partially boarded loft, a built-in cupboard, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

### Master Bedroom

10'5" x 10'3" (3.20 x 3.13)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe and fitted wardrobes and drawers.

### Bedroom Two

10'4" x 8'11" (3.16 x 2.73)

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

### Bedroom Three

6'5" x 6'3" (1.98 x 1.93)

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

### Bathroom

7'7" x 5'6" (2.33 x 1.68)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted corner shower enclosure with a mains-fed shower, tiled flooring and walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a garden with a lawn and a driveway.

### Rear

To the rear of the property is a private garden with a patio, steps leading to a lawn, various plants, mature trees and shrubs and a shed.

## 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 - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

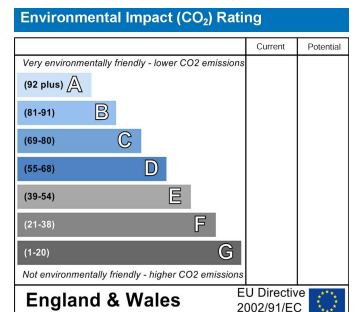
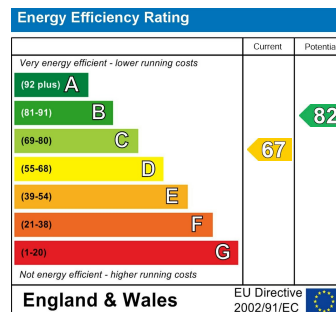
The vendor has advised the following:

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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