

HoldenCopley

PREPARE TO BE MOVED

Porchester Road, Mapperley, Nottinghamshire NG3 6GR

Guide Price £325,000 - £350,000

Porchester Road, Mapperley, Nottinghamshire NG3 6GR



GUIDE PRICE: £325,000 - £350,000

ELEGANT PERIOD CHARM MEETS MODERN LUXURY...

This beautifully presented four-bedroom semi-detached house offers spacious accommodation spread across three floors and has undergone significant improvements, making it move-in ready for a family buyer. Situated in the sought-after area of Mapperley, just moments from the vibrant Mapperley Top, the property benefits from excellent school catchments and easy access to City Centre commuting links. The house seamlessly combines modern updates with charming period features such as high ceilings, picture rails, and original fireplaces. The ground floor welcomes you with underfloor heating flowing throughout the inviting entrance hall, a living room featuring a luxury contemporary living gas flame fire, a dining room, a W/C, and a stylish fitted breakfast kitchen equipped with integrated appliances. The first floor hosts three spacious double bedrooms, serviced by a sleek, modern bathroom suite with matte black finishes, while the second floor offers a further generously sized double bedroom. Outside, the rear garden is well-maintained with a seating area and a lawn, perfect for family gatherings or relaxing in the sun.

MUST BE VIEWED





- Three Storey Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Newly Fitted Kitchen With Integrated Appliances
- Ground Floor W/C
- New & Stylish Bathroom Suite
- Underfloor Heating
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has large scale concrete-effect tile flooring with underfloor heating, a decorative ceiling arch, a column radiator, wooden stairs with decorative spindles, an in-built under-stair cupboard, a further in-built double door cupboard, and a single wooden door with glass inserts providing access into the accommodation.

Living Room

15'3" into bay x 12'11" (4.66m into bay x 3.96m)

The living room has a double-glazed wooden sash bay window with bespoke fitted shutters to the front elevation, large scale concrete-effect tile flooring with underfloor heating, a wall-mounted digital thermostat, ornate coving to the ceiling, a ceiling rose, and a contemporary CVO fire bowl with a living flame gas fire.

Dining Room

12'4" x 11'3" (3.77m x 3.43m)

The dining room has a double-glazed wooden sash window to the rear elevation, large scale concrete-effect tile flooring with underfloor heating, a radiator, a picture rail, and a recessed chimney breast alcove.

W/C

5'0" x 3'11" (1.53m x 1.20m)

This space has a low level dual flush W/C, a wall-hung wash basin with a mono mixer tap, partially tiled walls, large scale concrete-effect tile flooring with underfloor heating, and a wooden double-glazed window to the side elevation.

Kitchen

16'5" x 11'1" (5.02m x 3.39m)

The kitchen has a range of fitted handleless base and wall units, a central breakfast bar island, under-cabinet lighting, a composite sink and a half with a mixer tap and drainer, an integrated AEG oven with an AEG induction hob and a pendant extractor fan with touch-control, an integrated dishwasher, an integrated washing machine, space for an American-style fridge freezer, a radiator, large scale concrete-effect tile flooring with underfloor heating, a wall-mounted digital thermostat, a wooden double-glazed window to the side elevation, a wooden double-glazed sash window to the rear elevation, and double wooden doors with glass inserts providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

17'5" x 12'4" (5.31m x 3.77m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, and an in-built cupboard with a solid wood door.

Bedroom Two

12'5" x 11'3" (3.79m x 3.44m)

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

Bedroom Three

11'1" x 10'2" (3.40m x 3.11m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an original open cast-iron fireplace.

Bathroom

8'9" x 7'8" (2.68m x 2.35m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin with fitted storage, a double-ended bath with matte black central taps, an overhead rainfall shower and a handheld shower head, tiled flooring, partially tiled walls, a matte black heated towel rail, recessed spotlights, and a wooden double-glazed obscure window to the side elevation.

SECOND FLOOR

Bedroom Four

17'7" x 17'5" (5.37m x 5.31m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, polished wooden flooring, a radiator, an original open cast-iron fireplace with a tiled hearth, and access to the loft.

OUTSIDE

Front

To the front of the property is a forecourt area featuring a stone-brick built boundary wall with a hedge and a storm porch with Minton tiled flooring.

Rear

To the rear of the property is a private enclosed garden with a concrete seating area, external lighting, a lawn, a range of mature trees, plants and shrubs, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas or Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Low risk for surface water / very low for rivers & sea

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Porchester Road, Mapperley, Nottinghamshire NG3 6GR

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.