

# HoldenCopley

PREPARE TO BE MOVED

Private Road, Mapperley, Nottinghamshire NG3 5FQ

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Offers Over £425,000

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## DETACHED FAMILY HOME...

This beautifully presented four-bedroom detached house, offers spacious accommodation throughout, ideal for family buyers seeking a home they can move straight into. Situated in a sought-after location, the property benefits from being in close proximity to a range of local amenities including shops, excellent transport links, and great school catchments, making it the perfect choice for growing families. Upon entering, you are welcomed by a porch leading to an entrance hall. The ground floor boasts a spacious living room, a formal dining room, and a modern fitted kitchen diner complete with a pantry, perfect for family meals and entertaining. Additional features include a convenient W/C, a utility area, and access to the integral garage. Upstairs, the first floor comprises four generously-sized bedrooms, with the master bedroom benefiting from an en-suite and a walk-in closet. The other bedrooms are served by a well-appointed four-piece family bathroom suite. For added practicality, there is access to a boarded loft offering ample storage space. Externally, the property boasts a block-paved driveway providing off-road parking, and to the rear, a private garden with both a patio and lawned area, perfect for outdoor entertaining and family activities. This home truly combines modern living with comfort and convenience, making it a must-see for families looking to settle into a well-connected area.

MUST BE VIEWED





- Detached House
- Four Bedrooms & Walk In Closet To The Master
- Two Reception Rooms
- Modern Fitted Kitchen Diner With Pantry
- Ground Floor W/C & Utility Area
- Four Piece Bathroom Suite & En-Suite
- Integral Garage & Driveway
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

6'11" x 2'0" (2.12m x 0.62m )

The porch has tiled flooring and UPVC double French doors providing access into the accommodation.

### Entrance Hall

12'7" x 7'2" (3.85m x 2.20m )

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and coving.

### W/C

4'10" x 2'10" (1.49m x 0.87m )

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

### Living Room

16'7" x 12'0" (max) (5.08m x 3.68m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and coving.

### Dining Room

10'0" x 9'4" (3.07m x 2.85m )

The dining room has carpeted flooring, a radiator, coving and double French doors providing access out to the garden.

### Kitchen/Diner

22'6" x 15'3" (max) (6.86m x 4.65m (max))

The kitchen diner has a range of fitted base and wall units with a matching kitchen island and breakfast bar, an integrated double oven and dishwasher, a sink and a half with a drainer and a swan neck mixer tap, a gas hob with a downdraft extractor fan, space for a fridge-freezer, tiled flooring, plinth lighting, partially tiled walls, access into the pantry, recessed spotlights, UPVC double-glazed windows to the rear and side elevations, coving and UPVC double French doors providing access out to the garden.

### Pantry

6'10" x 2'4" (2.09m x 0.73m )

### Utility Area

7'7" x 2'10" (2.33m x 0.87m )

The utility area has tiled flooring and space and plumbing for a washing machine and tumble dryer.

### Garage

16'9" x 8'7" (max) (5.13m x 2.64m (max))

The garage has a UPVC double-glazed window to the side elevation, lighting, power points, a wall-mounted boiler and an up and over garage door.

## FIRST FLOOR

### Landing

8'0" x 6'4" (2.44m x 1.97m )

The landing has carpeted flooring, access to the boarded loft via a drop-down ladder, coving and provides access to the first floor accommodation.

### Master Bedroom

13'5" x 12'4" (4.11m x 3.78m )

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and access into the en-suite and walk in closet.

### En-Suite

7'3" x 5'3" (2.21m x 1.61m )

The en-suite has a low level flush W/C, a wash basin with storage, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail, a recessed spotlight, an extractor fan and a velux window to the rear elevation.

### Walk-In-Closet

7'4" x 5'9" (2.25m x 1.76m )

The walk in closet has a velux window to the rear elevation, wood-effect flooring, a fitted open wardrobe with shelving, wood-effect flooring, eaves storage and recessed spotlights.

### Bedroom Two

15'8" x 11'5" (max) (4.80m x 3.48m (max))

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and coving.

### Bedroom Three

11'6" x 11'5" (3.51m x 3.49m )

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

### Bedroom Four

9'3" x 8'0" (max) (2.82m x 2.45m (max))

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

## Bathroom

8'1" x 7'10" (2.48m x 2.39m )

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a tiled surround, a corner fitted shower enclosure with a mains-fed shower, tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block paved driveway with steps leading to the porch and a single wooden gate providing access to the side of the property.

### Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio, a lawn and mature trees.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 220 Mbps

Phone Signal – All 4G & 5G, some 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very 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 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.

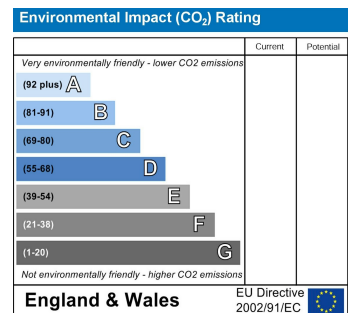
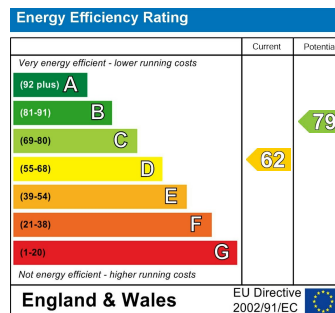
The vendor has advised the following:

Property Tenure is Freehold

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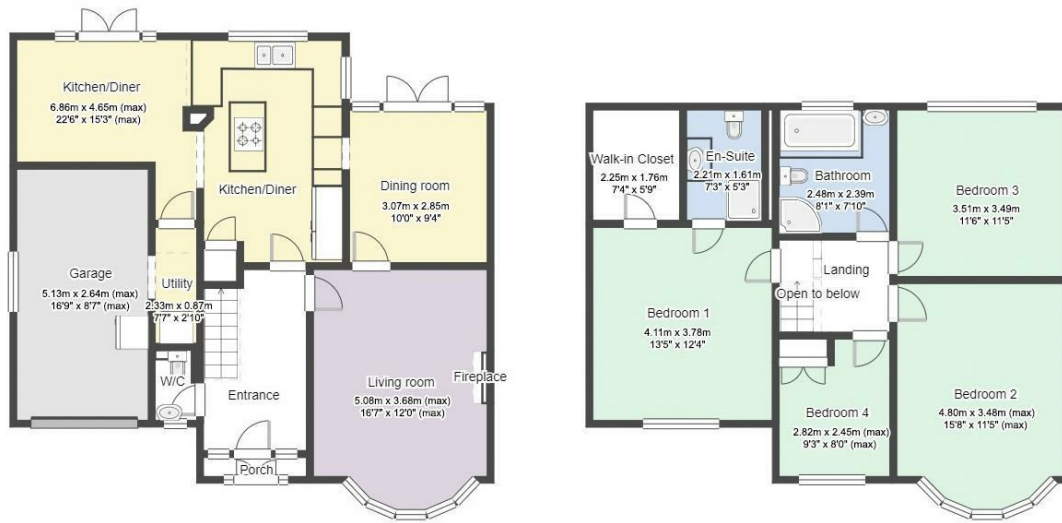
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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