

HoldenCopley

PREPARE TO BE MOVED

Yew Close, Off Private Road, Mapperley Park, Nottinghamshire NG5

Guide Price £650,000 - £700,000

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This beautifully presented four bedroom detached house offers a substantial and spacious family home, perfect for those seeking comfort and style in a peaceful setting in the Mapperley Park Conservation Area.

Situated off a private road, the property enjoys a tranquil location whilst providing easy access to both Sherwood and Mapperley amenities. The City Centre is minutes away with easy access via local transport links.

Upon entering, you're greeted by a welcoming entrance hall which leads to a spacious reception room. This bright and airy space features a log burner with feature surround. The contemporary open plan kitchen diner is equipped with top of the range integrated appliances and provides access to the private courtyard, ideal for entertaining and family time. A convenient utility room is adjacent and provides additional storage and plumbing for appliances. The ground floor also boasts two generously sized double bedrooms, both with fitted wardrobes and garden views. The stylish contemporary bathroom houses modern fixtures and fittings. There are two inner halls providing access to the courtyard and the reception room. On the upper level, there are two spacious double bedrooms, each featuring modern ensuite bathrooms.

Outside the property is equally impressive. The driveway provides off road parking and access to the double garage. The garage, currently in use as a games room, has power, lighting, Belfast sink and plumbing for a washing machine. It also provides direct access to the extensive boarded loft, via a drop down ladder. Gated access leads to a block paved courtyard running the length of the property, with further gated access found the other side of the garage leading to a private garden on two sides of the property. To the rear is an enclosed garden, featuring an extensive lawn, a paved pathway, a greenhouse, more mature trees and established plants creating a perfect outdoor retreat.





- Substantial Detached House
- Four Double Bedrooms
- Spacious Reception Room
- Contemporary Kitchen Diner
- Utility Room
- Stylish Family Bathroom & Two En-Suites
- Driveway & Double Garage
- Private Gardens
- Beautifully Presented Throughout
- Sought-After Location





GROUND FLOOR

Entrance Hall

10'11" x 10'0" (3.33m x 3.06m)

The entrance hall has solid wood brushed oak flooring, a radiator, recessed spotlights, access to the garage, two full-height windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

22'6" x 14'3" (6.87m x 4.36m)

The living room has solid wood brushed oak flooring, two radiators, ceiling coving, recessed spotlights, a recessed chimney breast alcove with a feature log burner and a decorative surround, a UPVC double-glazed bow window and a UPVC double-glazed window to the front elevation.

Kitchen Diner

25'9" max x 12'11" max (7.87m max x 3.96m max)

The kitchen diner has a range of fitted base and wall units, a stainless steel sink with a Quooker hot water tap, an integrated Neff double oven, a Karlson induction hob with downward extractor fan, a Neff Dishwasher and fridge freezer, LED under cabinet lighting, two radiators, recessed spotlights, LVT flooring, a skylight lantern, a UPVC double-glazed window to the rear elevation and double French opening out to the courtyard.

Utility Room

9'9" x 7'1" (2.99m x 2.18m)

The utility room has a fitted base unit with a rolled-edge worktop, a stainless steel sink and a half with drainer and a swan neck mixer tap, space and plumbing for a washing machine & tumble dryer, a radiator, recessed spotlights, ceiling coving, LVT flooring and a UPVC double-glazed window to the courtyard.

Inner Hallway

9'8" x 6'3" (2.96m x 1.93m)

The hallway has solid wood brushed oak flooring, carpeted stairs, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the courtyard.

Hall

11'11" x 3'3" (3.65 x 1.00)

The hall has solid wood brushed oak flooring, access to two bedrooms and family bathroom.

Bedroom Two

18'7" x 12'9" (5.68m x 3.90m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights, ceiling coving, extensive fitted wardrobes, two UPVC double-glazed windows to the side and front elevations.

Bedroom Three

14'10" x 9'8" (4.53m x 2.97m)

The third bedroom has carpeted flooring, a radiator, recessed spotlights, ceiling coving, in-built fitted wardrobes and a UPVC double-glazed window to the side elevation.

Bathroom

10'5" x 7'1" (3.19m x 2.18m)

The bathroom has a vanity storage unit with a low level dual flush W/C & wash basin, a wall-mounted LED mirror, a double-ended bath with central taps and a recessed display wall alcove, a walk-in shower with an overhead rainfall shower and a handheld shower tap, a heated towel rail, recessed spotlights, an extractor fan, partially ceramic tiled walls, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard housing the unvented hot water storage tank and access to the first floor accommodation.

Master Bedroom

24'10" max x 15'7" max (7.59m max x 4.75m max)

The main bedroom has carpeted flooring, a radiator, recessed spotlights, access to the en-suite, storage in the eaves, a Velux window and two UPVC double-glazed windows to the front and side elevations.

En-Suite

6'7" x 5'5" (2.03m x 1.67m)

The en-suite has a vanity storage unit with a low level dual flush W/C & wash basin, a shower enclosure with an overhead rainfall shower head, a handheld shower head, a heated towel rail, waterproof boarding, recessed spotlights, an extractor fan, wood-effect flooring and a Velux window.

Bedroom Four

14'9" x 11'9" (4.51m x 3.60m)

The fourth bedroom has carpeted flooring, a radiator, in-built fitted wardrobes, storage in the eaves, access to the en-suite and a UPVC double-glazed window to the side elevation.

En-Suite

5'9" x 5'5" (1.76m x 1.66m)

The en-suite has a concealed low level flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, tiled walls, tiled-effect flooring, an extractor fan and a Velux window.

OUTSIDE

To the front of the property is a driveway providing off-road parking, access to the double garage, gated access to the rear garden & the block-paved courtyard, courtesy security lighting, a discrete secluded bin store area, a private garden area surrounded by mature trees with established plants and shrubs and a lawn. There is an enclosed private garden to two sides of the property with an extensive lawn, a paved pathway leading to the greenhouse, external power points and lighting, mature trees with established plants and shrubs and brick-wall boundaries. Additionally, there is a block-paved courtyard running the full length of the property with external lighting, a water tap and power points.

Garage

20'10" x 17'10" (6.37m x 5.46m)

The garage has courtesy lighting, power points, a Belfast sink with a tap, space and plumbing for a washing machine, a wall-mounted boiler, a UPVC double-glazed obscure window to the side elevation, access to a fully boarded, full height loft space with lighting, via a drop-down ladder, and an electric up-and-over double door.

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

1000Mbps & Highest upload speed at 220Mbps

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 – Within the Mapperley Park Conservation Area.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band G

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.

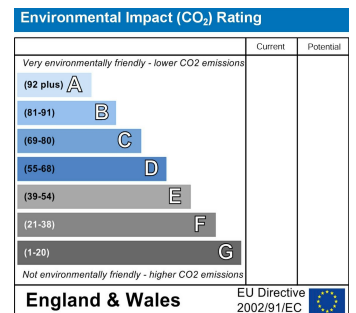
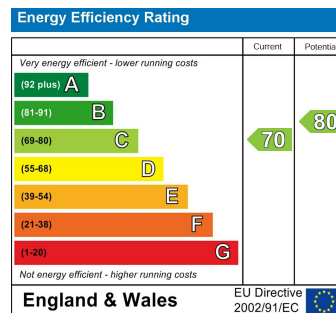
The vendor has advised the following:

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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