

HoldenCopley

PREPARE TO BE MOVED

Westdale Lane, Mapperley, Nottinghamshire NG3 6ER

Guide Price £450,000

Westdale Lane, Mapperley, Nottinghamshire NG3 6ER

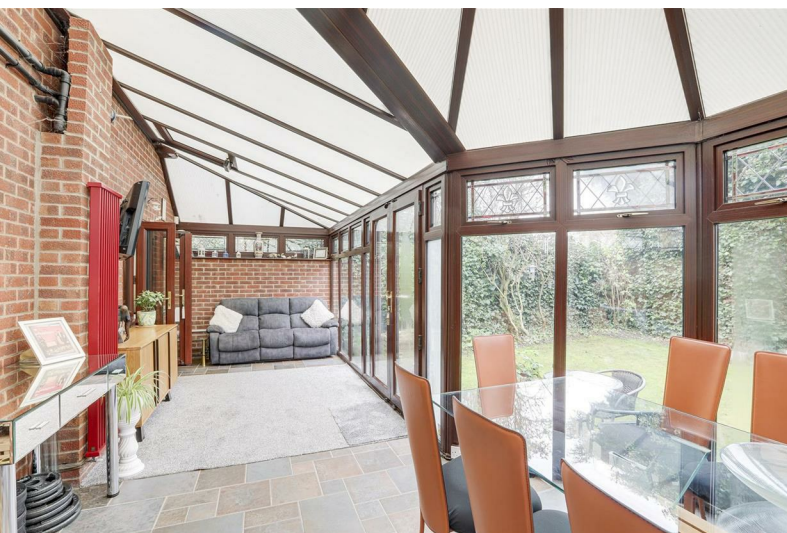


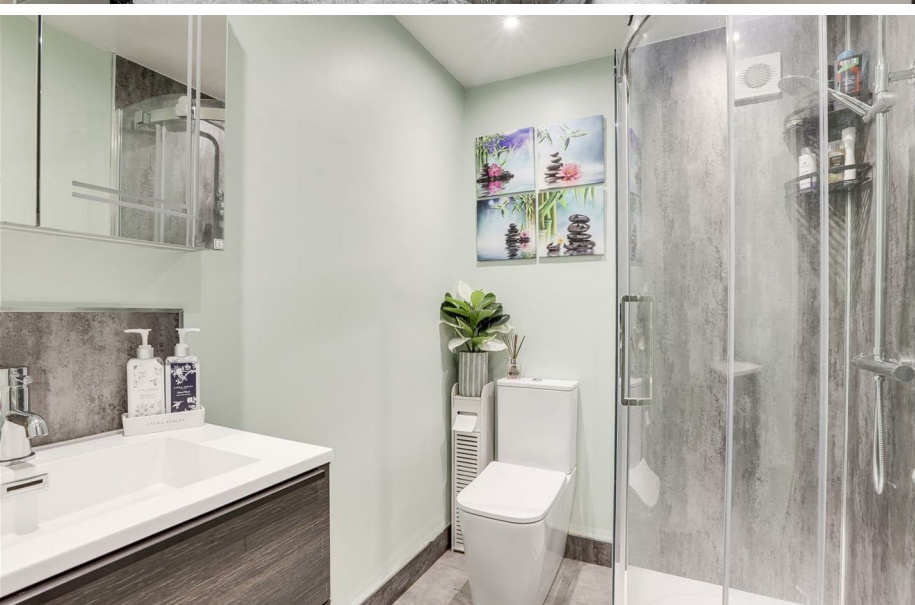
Guide Price - £450,000 - £500,000

SPACIOUS FAMILY HOME...

This spacious four-bedroom detached house is an ideal family home, situated in a popular location close to a range of local amenities, including shops, bars, dining options, schools, and convenient commuting links. The ground floor opens with a welcoming entrance hall leading to a large living room, which connects to a bright conservatory—perfect for enjoying garden views year-round. There is also a separate dining room and a fitted kitchen, ideal for family meals and entertaining. A convenient W/C completes the ground floor layout. Upstairs, the property offers three double bedrooms and a single bedroom. The main bedroom benefits from an en-suite, while the family bathroom serves the other bedrooms. Outside, the front of the property features gated access to a driveway, providing off-road parking. The south-facing rear garden is a highlight, with a patio seating area, a lawn, a charming pond, and a variety of mature plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory & Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway
- South-Facing Garden
- Popular Location
- Must Be Viewed





GROUND FOOR

Entrance Hall

20*5" x 5*10" (6.24m x 1.80m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, recessed spotlights, an in-built storage cupboard, full-height UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

11*11" x 25*2" (3.64m x 7.69m)

The living room has laminate wood-effect flooring, two radiators, ceiling coving, two ceiling roses, a decorative mantelpiece, a UPVC double-glazed bow window to the front elevation and a single UPVC door providing access to the conservatory.

Conservatory

26*4" max x 12*0" (8.05m max x 3.66m)

The conservatory has tiled flooring, a vertical radiator, a polycarbonate roof, UPVC double-glazed obscure windows surround and double French doors opening out to the rear garden.

Dining Room

16*8" x 8*0" (5.09m x 2.46m)

The dining room has laminate wood-effect flooring, a radiator, a UPVC double-glazed clerestory window to the side elevation and a UPVC double-glazed bow window to the front elevation.

W/C

8*6" x 2*11" (2.60m x 0.89m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a dado rail, a radiator, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Kitchen

7*9" x 14*9" (2.38m x 4.52m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a mixer tap, an integrated oven, a hob, extractor fan & dishwasher, space and plumbing for a washing machine & tumble dryer, a wall-mounted boiler, partially tiled walls, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

FIRST FLOOR

Landing

9*5" x 2*9" (2.88m x 0.86m)

The landing has carpeted flooring, ceiling coving, access to the first floor accommodation and access to the loft.

Master Bedroom

13*2" max x 16*5" (4.03m max x 5.01m)

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

En-Suite

6*9" x 5*2" (2.07m x 1.59m)

The en-suite has a low level dual flush W/C, a vanity storage unit a with wash basin, a heated towel rail, waterproof boarding, tiled flooring, recessed spotlights and an extractor fan.

Bedroom Two

12*0" max x 12*10" (3.67m max x 3.92m)

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

Bedroom Three

9*5" x 12*0" (2.88m x 3.68m)

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

Bedroom Four

7*11" x 12*0" (2.43m x 3.66m)

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

Bathroom

8*9" x 8*11" (2.67m x 2.74m)

The bathroom has a low level flush W/C, a vanity storage unit with twin wash basins, a corner panelled bath with jets, a shower enclosure with a shower fixture, a heated towel rail, tiled walls, tiled flooring, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

The front of the property is gated access to a block-paved driveway providing off-road parking for multiple cars, gated access to the rear garden, a range of plants and shrubs and hedge border boundaries.

Rear

To the rear of the property is a paved patio area, a lawn, a pond, a shed, a variety of established plants and shrubs and hedge border and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, 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 – 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.

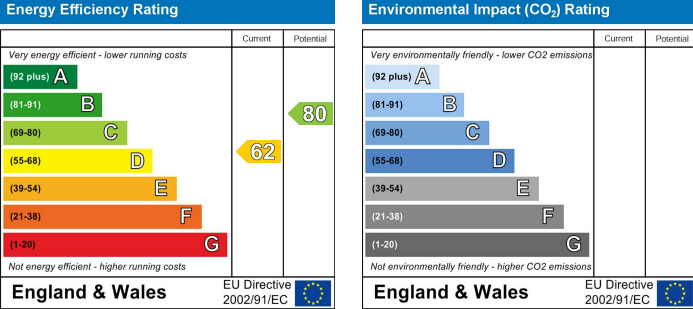
The vendor has advised the following:

Property Tenure is Freehold

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.

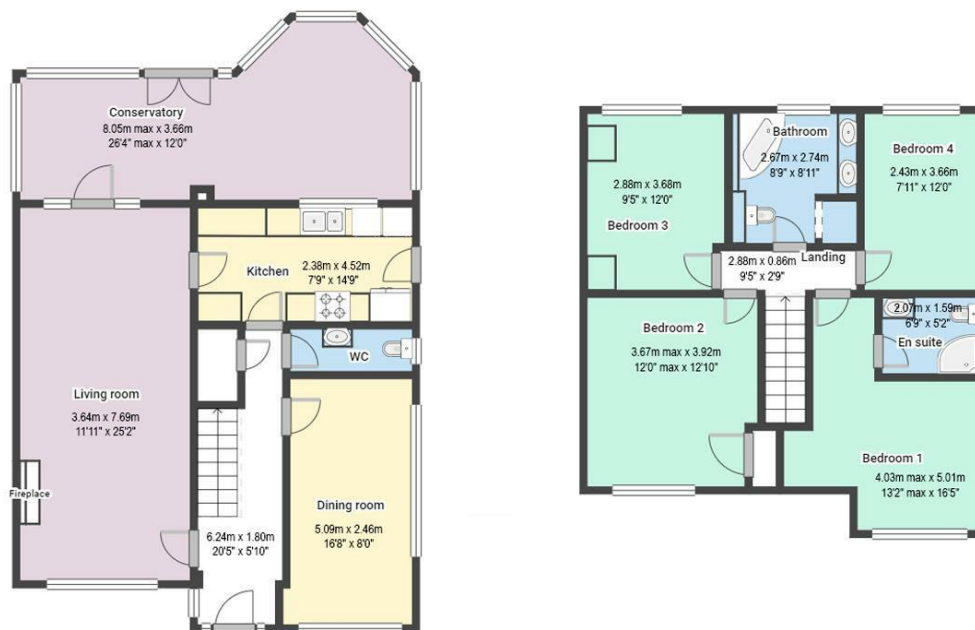
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Westdale Lane, Mapperley, Nottinghamshire NG3 6ER

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 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.