

HoldenCopley

PREPARE TO BE MOVED

Norman Road, Mapperley Borders, Nottinghamshire NG3 6LN

Guide Price £270,000 - £295,000

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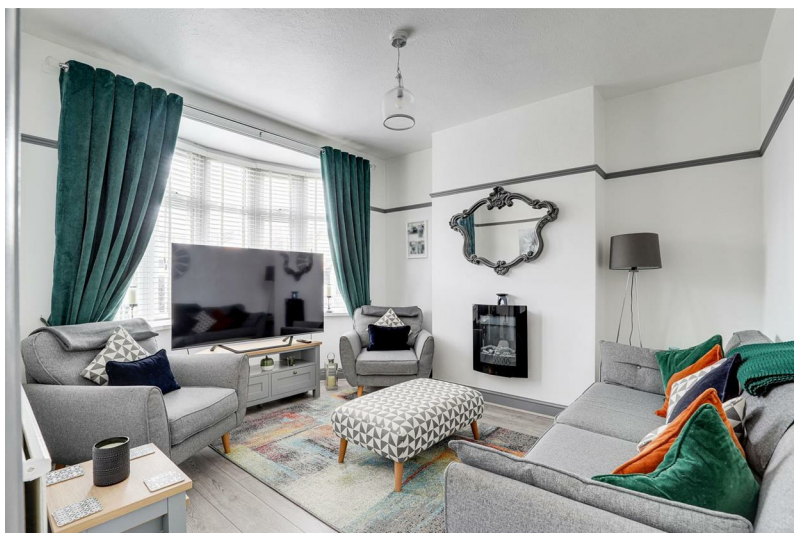


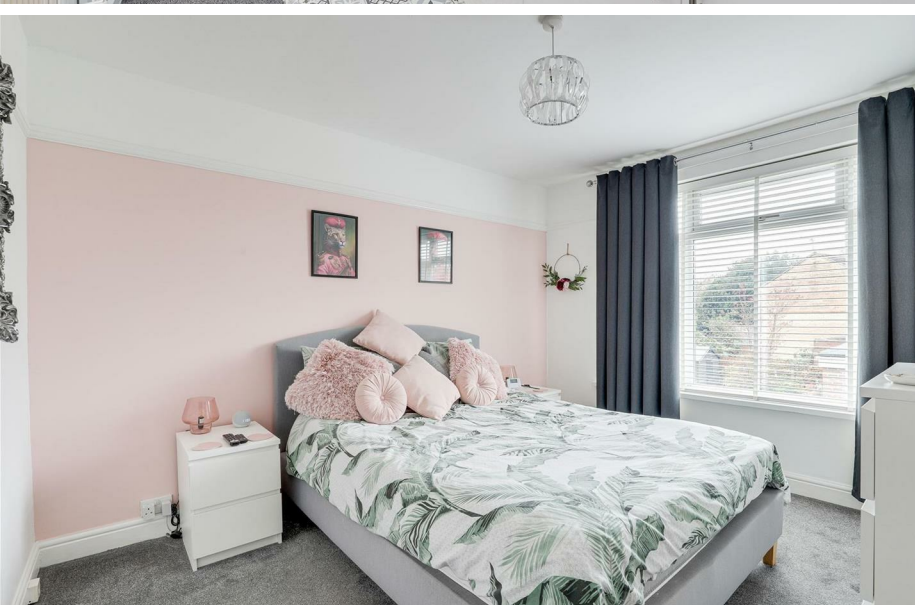
GUIDE PRICE: £270,000 - £280,000

BEAUTIFULLY-PRESENTED THROUGHOUT...

This charming three-bedroom semi-detached house is an ideal choice for family buyers seeking comfort and convenience. Located in a highly sought-after area, it offers easy access to excellent schools, reliable transport links to the City Centre, and a variety of amenities on Mapperley Top and Carlton Hill. The ground floor boasts a spacious living room, alongside a separate dining room that's ideal for family meals and entertaining. The sleek, modern kitchen adds a contemporary touch to the home with a partially vaulted glass ceiling, allowing for plenty of natural light to flood through. Upstairs, you'll find three generously sized bedrooms all benefiting from fitted wardrobes, and a stylish four-piece bathroom suite designed for comfort. Outside, a driveway provides convenient off-road parking and leads to a private garden benefiting from a versatile double garage. Properties like this in such a prime location are in high demand, making it an opportunity not to be missed!

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms With Wardrobes
- Two Reception Rooms
- 'L' Shaped Fitted Kitchen
- Stylish Four-Piece Bathroom Suite
- Driveway
- Well-Maintained Garden
- Double Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, exposed brick walls, UPVC double-glazed panelled windows to the front elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

12'11" x 6'10" (3.94m x 2.09m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs with wooden spindles, an in-built under-stair cupboard, stained-glass windows to the front elevation, and a single wooden door with a stained-glass insert via the porch.

Living Room

11'6" x 13'6" (3.53m x 4.13m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a picture rail, a radiator, a TV point, and an electric feature fireplace.

Dining Room

11'8" x 12'9" (3.56m x 3.91m)

The dining room has wood-effect flooring, a cast-iron feature fireplace with a decorative surround, a radiator, a TV point, and a window overlooking the kitchen.

Kitchen

15'0" x 18'4" max (4.58m x 5.61m max)

The 'L' shaped kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine and a tumble-dryer, vinyl flooring, a radiator, tiled splashback, wall-light fixtures, a partially vaulted glass ceiling, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, and provides access to the first floor accommodation.

Bedroom One

11'8" x 12'7" (3.56m x 3.84m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail, a radiator, an in-built wardrobe and an in-built cupboard.

Bedroom Two

10'0" x 11'9" (3.05m x 3.59m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a picture rail, a radiator, two in-built wardrobes, and access to the boarded loft with lighting via a drop-down ladder.

Bedroom Three

7'5" x 6'9" (2.27m x 2.08m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a picture rail, a radiator, and a fitted sliding mirrored door wardrobe.

Bathroom

10'2" x 6'8" (3.10m x 2.04m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a shower enclosure with a twin rainfall shower, a freestanding slipper bath with a wall-mounted central taps and a handheld shower, tiled flooring, a chrome heated towel rail, panelled walls, recessed spotlights, access to the loft, and dual-aspect UPVC double-glazed windows to the side and rear elevation.

OUTSIDE

Front

To the front of the property is an enclosed patio area with a hedged border, courtesy lighting, a gravelled driveway, and double gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, gravelling, mature trees, fence panelled boundaries, and access into the double garage.

Double Garage

24'3" x 16'8" (7.4m x 5.1m)

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Mostly 4G / 5G
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas 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 risk for rivers & the sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

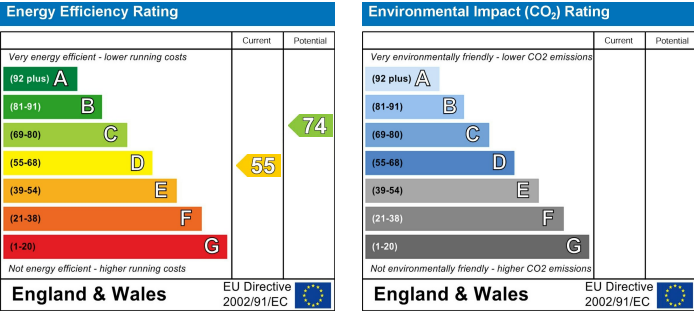
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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