

HoldenCopley

PREPARE TO BE MOVED

Norman Road, Mapperley Borders, Nottinghamshire NG3 6LN

Guide Price £270,000 - £295,000

Norman Road, Mapperley Borders, Nottinghamshire NG3 6LN

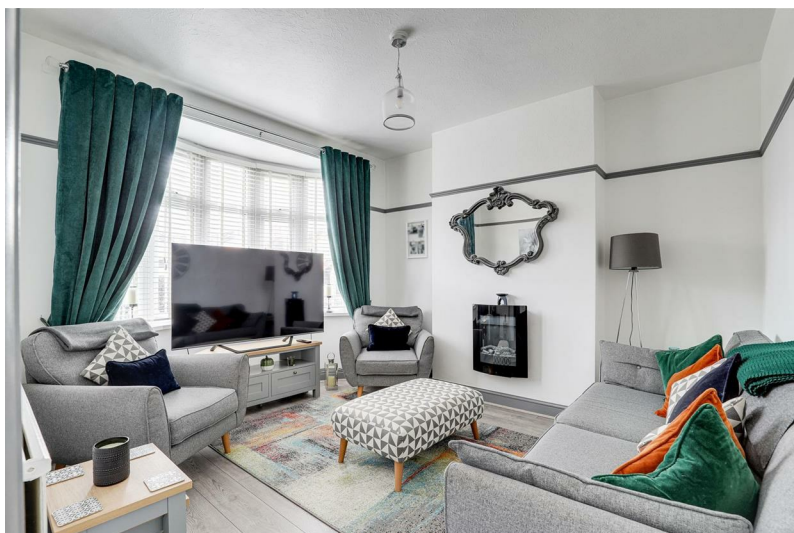


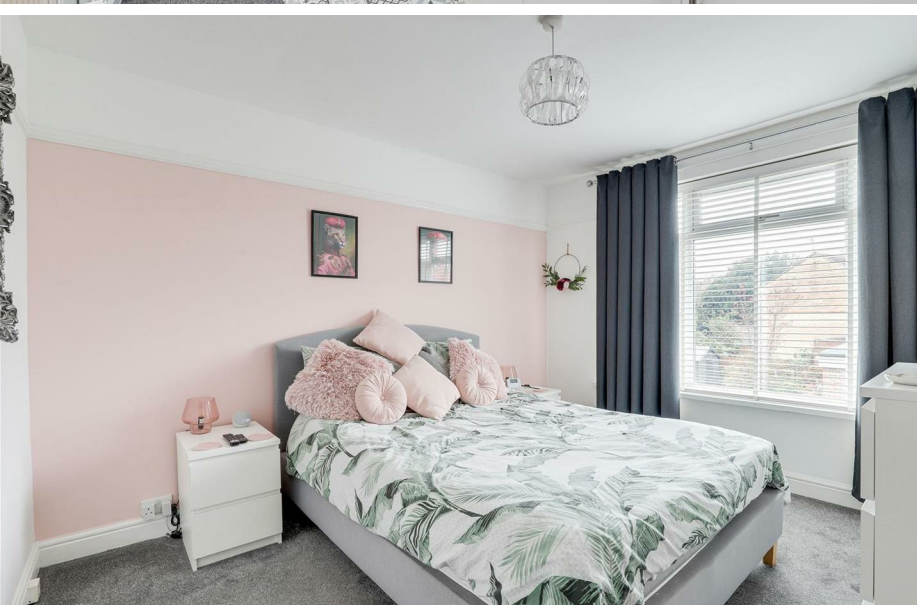
GUIDE PRICE: £270,000 - £280,000

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, gravelled, 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

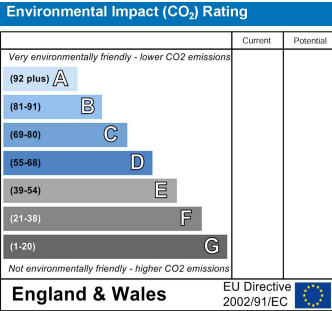
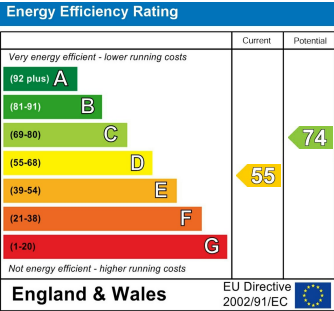
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.



Norman Road, Mapperley Borders, Nottinghamshire NG3 6LN

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.