

# HoldenCopley

PREPARE TO BE MOVED

Cudworth Drive, Mapperley, Nottinghamshire NG3 6AW

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Guide Price £250,000 - £270,000



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LOCATION LOCATION LOCATION...

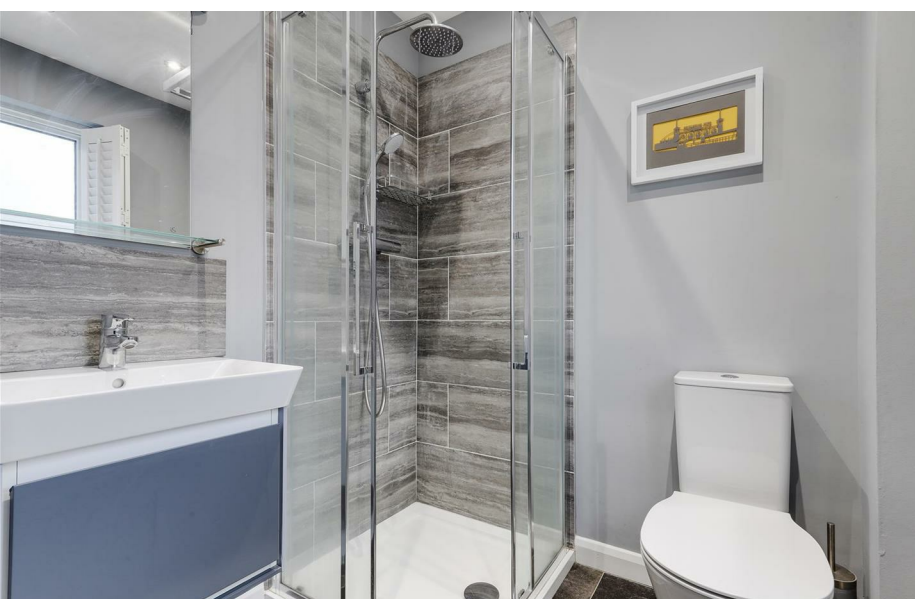
NO UPWARD CHAIN...

This stunning two-bedroom townhouse spans three floors and offers spacious, stylishly designed accommodation, making it the perfect home to move straight into. Located in a highly desirable area, this property benefits from close proximity to local amenities, including shops, excellent transport links, and reputable schools. The ground floor impresses with underfloor heating throughout, an entrance hall, a convenient W/C, and a versatile garden room with bi-fold doors that open directly to the garden—ideal for indoor-outdoor living. This level also includes an integral garage, providing ample storage. The first floor features a generous lounge-diner, complete with French doors that open onto a balcony, creating a lovely spot to enjoy fresh air and sunshine. Adjacent to this is a modern fitted kitchen with integrated appliances, offering a sleek and functional space for cooking. The second floor comprises two bedrooms, including the second bedroom with its own en-suite. Additionally, a four-piece bathroom suite serves this floor, and access to a boarded loft provides valuable extra storage space. Outside, the front of the property boasts a tarmac driveway for off-road parking, while the private rear garden offers an outdoor retreat, complete with a decking area, lawn, outhouse, and shed. This beautifully maintained home is ready to move straight into—perfect for anyone seeking a balance of space, style, and convenience in a prime location.

MUST BE VIEWED







- Three Storey Town House
- Two Double Bedrooms
- Ground Floor W/C
- Garden Room With Bi-Fold Doors
- Spacious Lounge Diner
- Modern Fitted Kitchen With Integrated Appliances
- Four Piece Bathroom Suite & En-Suite
- Integral Garage & Driveway
- Private Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Hallway  
13'9" x 7'10" (4.2 x 2.39)

The hallway has tiled flooring with underfloor heating, carpeted stairs, an under the stairs open storage area, recessed spotlights and a single composite door providing access into the accommodation.

W/C  
6'7" x 2'9" (2.01 x 0.85)  
This space has a low level concealed flush W/C, a wall-mounted wash basin with storage, tiled flooring with underfloor heating and an extractor fan.

Garage  
12'4" x 8'2" (3.78 x 2.50)  
The garage has a UPVC double-glazed window to the rear elevation, chipboard flooring, power points and recessed spotlights.

Garden Room  
15'11" x 9'9" (4.87 x 2.99)  
The garden room has fitted base and wall units with a wooden worktop, an inset stainless steel sink, space and plumbing for a washing machine, tiled flooring with underfloor heating, an extractor fan and bi-fold doors providing access out to the garden.

FIRST FLOOR

Landing  
9'3" x 3'6" (2.84 x 1.07)  
The landing has carpeted flooring, a vertical radiator, a wooden single-glazed internal window and provides access to the first floor accommodation.

Lounge-Diner  
17'5" x 16'0" (5.31 x 4.89)  
The lounge diner has a UPVC double-glazed window with fitted shutters to the front elevation, carpeted flooring and wood-effect flooring, two radiators, coving and UPVC double French doors with fitted shutters providing access out to the balcony.

Kitchen  
16'0" x 9'3" (4.90 x 2.84)  
The kitchen has a range of fitted base and wall units with wooden worktops, an integrated oven, microwave, dishwasher, wine cooler, fridge and freezer, a gas hob with an extractor fan, an inset stainless steel sink with a moveable swan neck mixer tap, tiled flooring, partially tiled walls and UPVC double-glazed windows with fitted shutters to the rear elevation.

SECOND FLOOR

Landing  
9'3" x 3'2" (2.83 x 0.97)  
The landing has carpeted flooring, a built-in cupboard, access to the boarded loft and provides access to the second floor accommodation.

Master Bedroom  
16'0" x 11'3" (4.90 x 3.44)  
The main bedroom has UPVC double-glazed windows with fitted shutters, carpeted flooring, two radiators, a dado rail and recessed spotlights.

Bedroom Two  
10'7" x 9'6" (3.25 x 2.90)  
The second bedroom has a UPVC double-glazed window with fitted shutters to the rear elevation, carpeted flooring, a radiator, built-in wardrobes and access into the en-suite.

En-Suite  
6'7" x 6'0" (2.02 x 1.83)  
The en-suite has a low level flush W/C, a wall-mounted wash basin with storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, a radiator, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double-glazed window with fitted shutters to the rear elevation.

Bathroom  
8'5" x 6'6" (2.58 x 2.00)  
The bathroom has a low level flush W/C, a wash basin with storage, a freestanding double ended bath, a fitted shower enclosure with a mains-fed over the head shower and a hand-held shower, tiled flooring, a chrome heated towel rail, partially tiled walls, an extractor fan and recessed spotlights.

OUTSIDE

Front  
To the front of the property is a mature tree, wall-mounted security cameras and a tarmac driveway.

Rear  
To the rear of the property is a private garden with a fence panelled boundary, wall-mounted security cameras, courtesy lighting, an outdoor tap, decking, a lawn, mature shrubs, decorative stones, a shed and an outhouse.

ADDITIONAL INFORMATION  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Openreach  
Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)  
Phone Signal – All 4G & 5G, most 3G available  
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

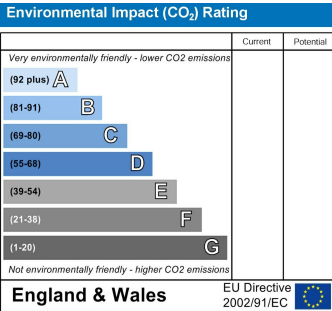
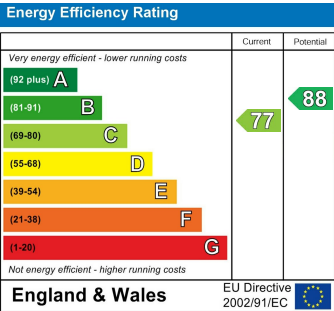
DISCLAIMER  
Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement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

The vendor has advised the following:  
Property Tenure is Freehold

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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.

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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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