

# HoldenCopley

PREPARE TO BE MOVED

Digby Avenue, Mapperley, Nottinghamshire NG3 6DS

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Guide Price £550,000



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GUIDE PRICE £550,000 - £600,000

## SUBSTANTIAL DETACHED HOME...

This substantial sized detached house is offered with no upward chain and situated in a sought after location just a stone's throw away from Mapperley Golf Course, Gedling Country Park and the various other local amenities Mapperley has to offer. The property is also within catchment to excellent schools including The Carlton Academy, Westdale Infants and Junior schools. The property offers an abundance of space throughout and is well-presented whilst also allowing the new buyers to put their own stamp on the property! The ground floor comprises of an entrance hall, a W/C, a bay-fronted living room, a spacious dining room and a modern fitted kitchen with a separate utility room. The first floor comprises of five bedrooms which are serviced by a two-piece shower room and a separate W/C. To the front of the property is a driveway with access to the double garage providing ample off-road parking and to the rear is a generous-sized private enclosed garden with a stone paved area, a large lawn and mature plants and shrubs.

MUST BE VIEWED







- Detached House
- Five Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen & Separate Utility Room
- Ground Floor W/C
- Two-Piece Shower Room & W/C
- Large Private Enclosed Garden
- Ample Off-Road Parking
- Popular Location
- No Upward Chain











GROUND FLOOR

Entrance Hall

6'8" x 14'2" (2.04m x 4.32m)

The entrance hall has solid wood flooring, carpeted stairs, a radiator, a UPVC double glazed window to the front elevation and a single door providing access into the accommodation

Living Room

22'2" x 12'9" (6.77m x 3.91m)

The living room has solid wood flooring, a wood-fuel dual burner with a tiled hearth, a radiator and a UPVC double glazed bay window to the front elevation

Dining Room

21'7" x 10'0" (6.59m x 3.05m)

The dining room has solid wood flooring, a radiator, recessed spotlights, a UPVC double glazed window to the side elevation and two UPVC glass sliding doors providing access to the rear garden

Kitchen

15'10" x 10'7" (4.84m x 3.23m)

The kitchen has a range of fitted base and wall units with granite worktops, a stainless steel sink and a half with a drainer, a swan neck mixer tap, space for a range master cooker, an extractor hood, space for a fridge, space for a freezer, space and plumbing for a dishwasher, a pantry, recessed spotlights and tiled flooring

Utility Room

8'7" x 14'2" (2.64m x 4.32m)

The utility room has tiled flooring, fitted base and wall units, space and plumbing for a washing machine, a wall-mounted boiler, recessed spotlights, tiled flooring and a UPVC double glazed window to the front elevation

W/C

5'11" x 2'6" (1.82m x 0.78m)

This space has a low-level flush W/C, a wall-mounted wash basin with stainless steel taps, tiled splashback, a chrome heated towel rail, recessed spotlights, underfloor heating and a UPVC double glazed obscure window to the front elevation

Hall

The hall has a single door providing access to the rear garden

FIRST FLOOR

Landing

9'10" x 5'11" (3.01m x 1.82m)

The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom One

12'9" x 14'0" (3.91m x 4.29m)

The main bedroom has carpeted flooring, a fitted wardrobe, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Two

12'8" x 12'1" (3.87m x 3.70m)

The second bedroom has carpeted flooring, an in-built wardrobe, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

10'0" x 10'6" (3.06m x 3.22m)

The third bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bedroom Four

10'8" x 10'7" (3.26m x 3.23m)

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

Bedroom Five

9'7" x 8'2" (2.93m x 2.49m)

The fifth bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the side elevation

Shower Room

8'9" x 5'8" (2.68m x 1.74m)

The shower room has a vanity-style wash basin with stainless steel taps, a walk-in shower enclosure with a hand-held shower fixture, a glass shower screen, a heated towel rail, floor to ceiling tiles, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

W/C

3'11" x 7'7" (0.95m x 2.32m)

This space has a low-level dual flush W/C, tiled splashback, underfloor heating and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a large block paved driveway with access to the double garage providing ample off-road parking, courtesy lighting and gated access to the rear garden

Garage

8'11" x 28'2" (2.73m x 8.60m )

The garage has multiple power points, lighting, a window to the rear elevation and an electric roller shutter door providing access

Rear

To the rear of the property is a generous-sized private enclosed garden with a stone paved area with steps down to a large lawn, mature plants and shrubs, courtesy lighting and panelled fencing

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.

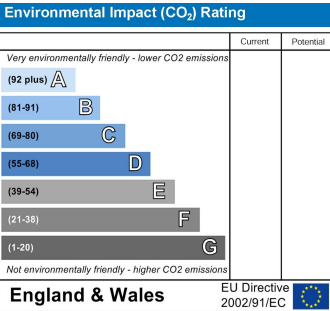
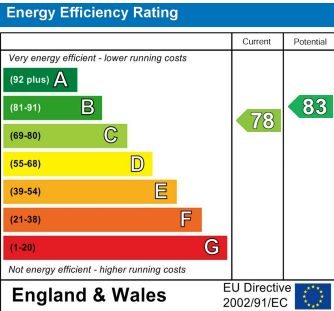
The vendor has advised the following:

Property Tenure is Freehold

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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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