

# HoldenCopley

PREPARE TO BE MOVED

Cyprus Road, Mapperley Park, Nottinghamshire NG3 5EB

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Guide Price £500,000 - £550,000

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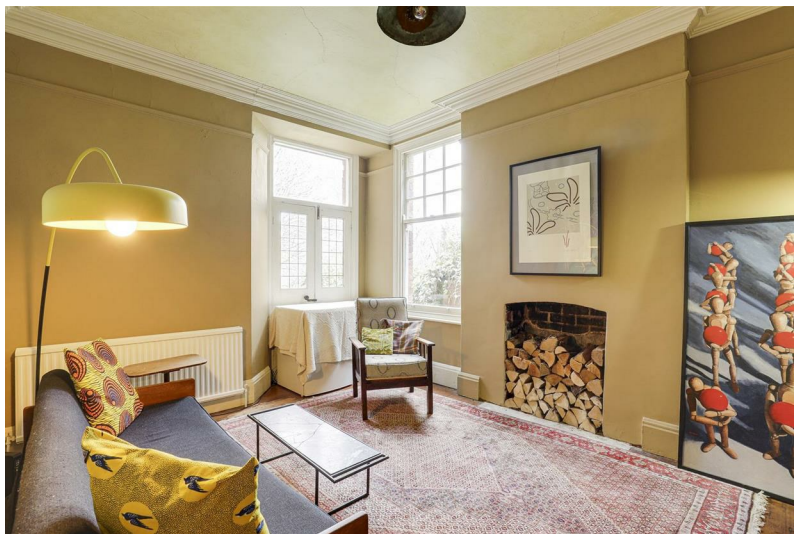


GUIDE PRICE: £500,000 - £550,000

LOCATION, LOCATION, LOCATION WITH NO UPWARD CHAIN...

Nestled in the heart of Mapperley Park's charming conservation area, this three-story semi-detached house seamlessly blends period elegance with modern convenience. Just two miles from the City Centre, it offers easy access to a wealth of amenities, excellent school catchments, and efficient commuting links. This property offers a wealth of period features throughout including sliding sash windows, original Minton tiled or wood flooring, coving to the ceiling and much more adding to the abundance of rich character on offer. Stepping inside, you'll be greeted by an entrance hall, two spacious reception rooms, and a large dining kitchen, perfect for family gatherings, which offers access to a pantry and a cellar divided into three sections. The first floor boasts three generously sized double bedrooms, all serviced by a four-piece bathroom suite. Ascend to the second floor to discover two additional double bedrooms, providing ample space for a growing family or versatile usage. Externally, the property features a front driveway with a newly installed electric car charging point. The rear reveals a mature, enclosed garden with a decked balcony area, steps leading down to a serene patio, and a lawn.

NO UPWARD CHAIN!





- Three Storey Semi-Detached House
- Five Double Bedrooms
- Two Reception Rooms
- Large Kitchen With Pantry
- Cellar
- Four-Piece Bathroom Suite
- Mature Garden With Decked Balcony Area
- Driveway & Electric Car-Charging Point
- Sought-After Conservation Area
- No Upward Chain











GROUND FLOOR

Entrance Hall

The entrance hall has Minton tiled flooring, coving to the ceiling, a decorative ceiling arch, a radiator, wall-mounted coat hooks, carpeted stairs, and a single wooden door with glass inserts providing access into the accommodation.

Living Room

16'8" into bay x 13'0" (5.09m into bay x 3.97m)

The living room has a single-glazed sliding sash window with a square bay design to the front elevation, wooden flooring, coving to the ceiling, a picture rail, a recessed chimney breast alcove with a log-burning stove and tiled hearth, a TV point, and a radiator.

Dining Room

15'7" x 11'3" (4.75m x 3.44m)

The dining room has a single-glazed sash window to the side elevation, coving to the ceiling, a picture rail, wooden flooring, a radiator, a recessed chimney breast alcove, and double wooden doors with glass inserts providing access to the garden.

Kitchen

23'8" x 11'11" (7.23m x 3.65m)

The kitchen has a fitted sink unit with a double basin, a swan neck mixer tap, and storage underneath, space for a range cooker, an extractor fan and splashback, space for an American-style fridge freezer, space for various other appliances and units, space for a dining table, a wall-mounted Worcester boiler, a radiator, wooden flooring, access to the cellar, access into the pantry, a wood-framed window to the side elevation, and two sets of wooden bi-folding doors opening out onto the rear decking area.

Pantry

5'9" x 4'0" (1.76m x 1.23m)

The pantry has a range of wall-mounted shelves, a fitted worktop, space and plumbing for a washing machine, and a single-glazed obscure window to the side elevation.

BASEMENT LEVEL

Cellar

20'11" max x 17'5" max (6.38m max x 5.31m max)

The cellar is split into three sections and has lighting.

FIRST FLOOR

Landing

The landing has carpeted flooring, a loft hatch, and provides access to the first floor accommodation.

Bedroom One

17'4" x 13'10" (5.30m x 4.22m)

The main bedroom has single-glazed sliding sash windows to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bedroom Two

14'0" x 11'3" (4.29m x 3.43m)

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

Bedroom Three

11'11" x 11'6" (3.65m x 3.51m)

The third bedroom has a double-glazed window to the rear elevation, carpeted flooring, an original open fireplace, and a radiator.

Bathroom

11'2" x 7'9" (3.42m x 2.37m)

The bathroom has a low level flush W/C, a pedestal wash basin, a wall-mounted electrical shaving point, a sunken bath with a mosaic-style tiled surround, a walk-in shower enclosure with a mains-fed shower, a vertical radiator, partially tiled walls, recessed spotlights, a skylight window, and a single-glazed sliding sash window to the side elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a radiator, a skylight window, and provides access to the second floor accommodation.

Bedroom Four

11'3" x 9'11" (3.45m x 3.04m)

The fourth bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, eaves storage cupboard, and access to the loft.

Bedroom Five

16'11" max x 13'10" max (5.17m max x 4.23m max)

The fifth bedroom has a UPVC double-glazed window to the side elevation, a single-glazed sash window to the front elevation, a radiator, and exposed wooden flooring.

OUTSIDE

Front

To the front of the property is a block-paved driveway, an electric car-charging point, and gated access to the side and rear garden.

Rear

To the rear of the property is a raised decked balcony area with steps leading down to a lawn, a patio area, rockery, and a range of mature trees, plants and shrubs.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 4G, some 5G coverage
- 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+
- Flood Risk Area - Low risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

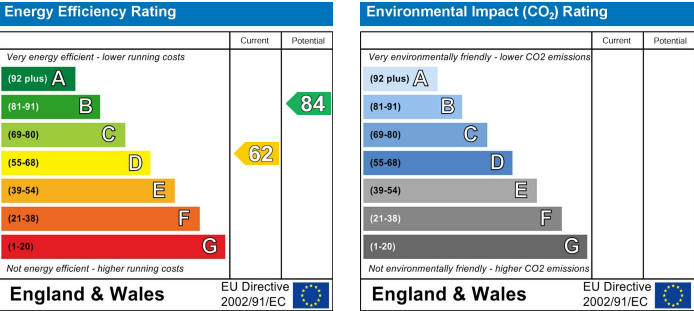
Council Tax Band Rating - Nottingham City Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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