

HoldenCopley

PREPARE TO BE MOVED

Grover Avenue, Mapperley, Nottinghamshire NG3 6DJ

Guide Price £315,000 - £350,000

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LOCATION, LOCATION, LOCATION...

Nestled within a quiet cul-de-sac in a highly sought-after location, this charming three-bedroom semi-detached home offers the perfect blend of original character and modern living. Ideally situated within easy reach of the vibrant Mapperley Top, Gedling Country Park, and excellent local amenities, it also benefits from being in a prime school catchment area with convenient bus links. Bursting with character, the property showcases a range of stunning period features, including a stained glass door, traditional open fireplaces, and elegant engineered wood flooring, all complemented by stylish, contemporary decor. The ground floor boasts a welcoming entrance porch and hall, a spacious living room, and a modern fitted kitchen that flows seamlessly into an open-plan dining area. Adjacent is a cosy sitting area with a striking sky lantern roof, bathing the space in natural light, along with a practical utility/WC. Upstairs, the first floor offers two generously-sized double bedrooms, a versatile single bedroom, a sleek shower suite, and a separate W/C. Outside, the property features a driveway at the front, while the rear garden provides a private retreat with a decking area, perfect for outdoor entertaining, and a handy shed for additional storage. This home is ideal for families and professionals seeking both character and convenience.

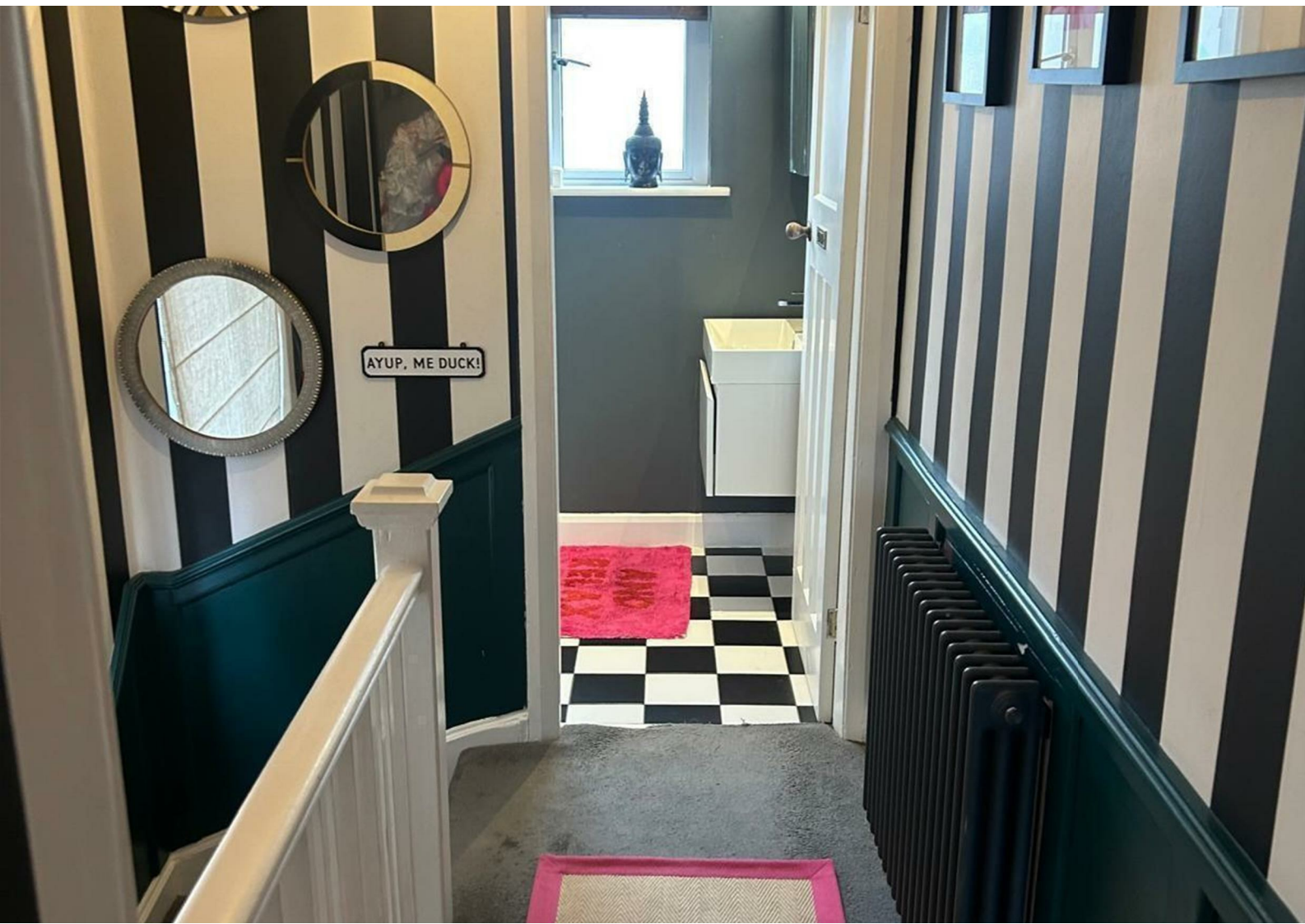
MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room With Traditional Fireplace
- Modern Open Plan Kitchen, Dining & Seating Area
- Utility & W/C
- Stylish Shower Suite With Separate W/C
- Driveway
- Private Garden With Decking
- Security Alarm Fitted
- Sought-After Cul-De-Sac Location





GROUND FLOOR

Entrance Porch

The entrance porch has a recessed entrance matt, exposed brick walls, fitted storage cupboards, and double UPVC doors providing access into the accommodation.

Hall

9'3" x 5'10" (2.83m x 1.78m)

The entrance hall has engineered wood flooring, a column radiator, panelled walls, coving to the ceiling, carpeted stairs, and a single wooden door with a stained-glass insert via the porch.

Living Room

10'1" x 16'2" (3.08m x 4.95m)

The living room has a UPVC double-glazed bay window to the front elevation, Herringbone-style flooring, a picture rail, a panelled feature wall, a TV point, and a traditional open fireplace with a white painted wooden surround and a tiled hearth.

Kitchen

23'2" x 10'10" (7.08m x 3.32m)

The kitchen has a range of fitted handleless base and wall units, an undermount sink with a copper swan neck mixer tap, space for a range cooker with an extractor fan, an integrated fridge freezer, plinth lighting, tiled splashback, recessed spotlights, open plan to a dining and seating area, a vertical radiator, UPVC double-glazed windows to the side and rear elevation, a sky lantern roof, an in-built pantry cupboard, a combination of engineered wood and Herringbone-style flooring, and double French doors opening out to the rear garden.

Utility & W/C

6'5" x 6'7" (1.97m x 2.01m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, fitted base and wall units, a wall-mounted boiler, space and plumbing for a washing machine, space for a tumble-dryer, vinyl flooring, and a single-glazed window to the side elevation.

FIRST FLOOR

Landing

2'10" x 12'2" (0.88m x 3.72m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, panelled walls, a column radiator, coving to the ceiling, access to the loft, and provided access to the first floor accommodation.

Master Bedroom

10'1" x 14'8" (3.07m x 4.47m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a column radiator, a picture rail, an original open fireplace, and in-built wardrobes.

Bedroom Two

9'1" x 10'11" (2.78m x 3.35m)

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

Bedroom Three

6'11" x 8'0" (2.11m x 2.46m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wooden flooring, and a column radiator.

W/C

2'7" x 4'7" (0.79m x 1.42m)

This space has a low level dual flush W/C, a wall-mounted wash basin, panelled walls, wooden flooring, coving to the ceiling, and a UPVC double-glazed obscure window to the side elevation.

Shower Room

5'9" x 4'7" (1.77m x 1.41m)

The shower suite has a wash basin with fitted storage, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, an extractor fan, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway, external lighting, a lawn, raised planters, hedged boundaries, and access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a decking area, an outdoor tap, external lighting, a lawn, a range of plants and shrubs, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk Area - Very low risk for rivers & sea / low risk for surface water
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

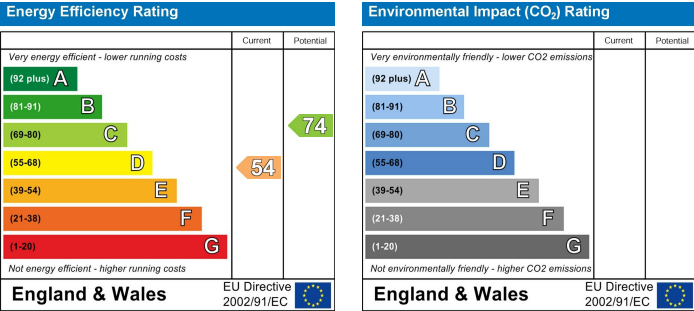
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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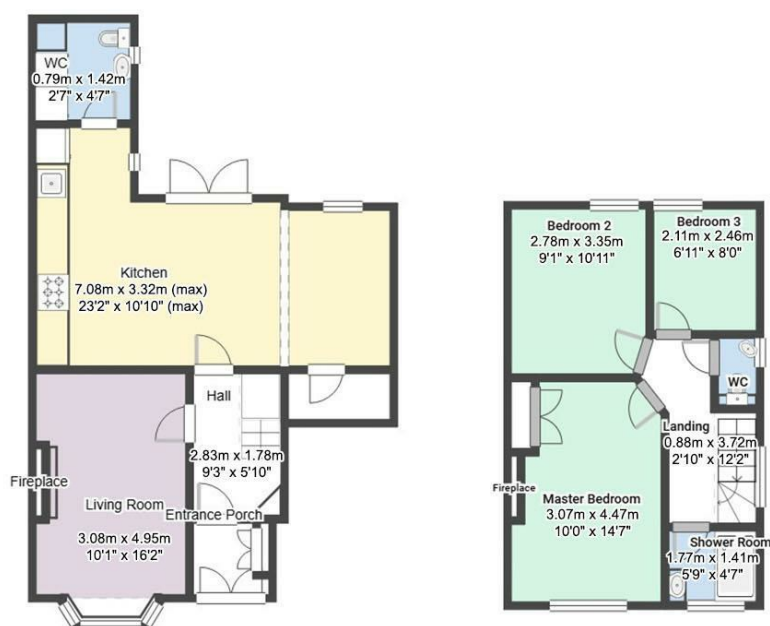
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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