

HoldenCopley

PREPARE TO BE MOVED

Instow Close, Mapperley, Nottinghamshire NG3 5XE

Guide Price £425,000 - £450,000

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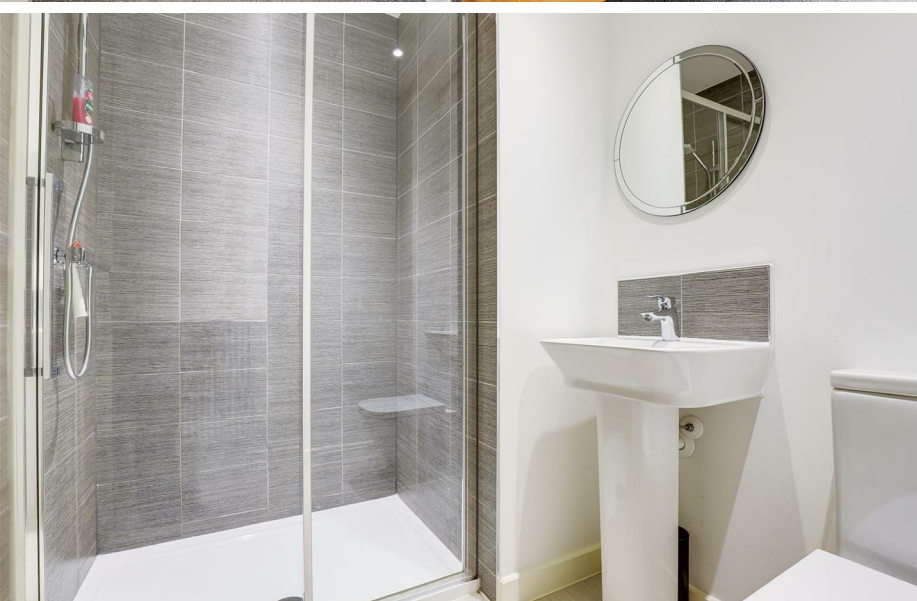
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DETACHED HOUSE...

This recently refurbished four-bedroom detached house stands as a testament to the care and attention of its current owners, showcasing exceptional standards and generous space, making it an ideal residence for a growing family. Nestled in a highly coveted location, this property demands inspection to truly grasp its appeal. The ground floor hosts an entrance hall, a well-appointed living room, and a modern fitted kitchen, which seamlessly connects to the rear garden through double French doors. Additionally, there's convenient access to the utility room and a ground floor W/C. Upstairs, four bedrooms await, with the main bedroom benefiting from an en-suite, alongside a further four-piece bathroom suite. Outside, the front presents a small lawn area, a barked area, and gated access to the rear, along with a driveway leading to the garage. The garage itself offers ample storage, lighting, electrics, and an electric charging point. The enclosed rear garden boasts a blend of features including courtesy lighting, an outside tap, a lawn, decked seating area, a Pergola, gravelled and decorative slabbed seating areas, planted borders, and a fence panelled boundary.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Fitted Modern Kitchen & Utility Room
- Ground Floor W/C & A Four Piece Bathroom Suites & En-Suite To The Main Bedroom
- Driveway & Garage
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*7" x (1.11m x)

The entrance hall has wood-effect LVT flooring, carpeted stairs, radiator, access into the garage, and a composite door providing access into the accommodation.

Living Room

17*7" x 10*5" (5.37m x 3.18m)

The living room has a UPVC double glazed square bay window to the front elevation, a TV point, and wood-effect LVT flooring.

Kitchen

10*3" x 18*9" (3.14m x 5.72m)

The kitchen has a range of modern fitted base and wall units with worktops, a stainless steel sink and half with a swan mixer tap and drainer, an integrated double oven, a ceramic hob with a stainless steel splashback and extractor fan, an integrated dishwasher, integrated fridge freezer, space for a dining table, a radiator, recessed spotlights, and wood-effect LVT flooring, full height windows to the rear elevation, double French doors opening out to the rear garden, and access into the utility room.

Utility Room

5*4" x 5*8" (1.63m x 1.75m)

The utility room has a fitted base and wall unit with worktops, space and plumbing for a washing machine, space for a tumble dryer, a radiator, wood-effect LVT flooring and a single door opening out to the rear garden.

W/C

5*8" x 2*9" (1.74m x 0.84m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splash back, and wood-effect LVT flooring.

FIRST FLOOR

Landing

3*2" x 12*1" (0.97m x 3.70m)

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, carpeted flooring, access into the loft with lighting, and access to the first floor accommodation.

Master Bedroom

13*6" x 8*10" (4.13m x 2.70m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe with sliding mirrored doors, carpeted flooring, and access into the en-suite.

En-Suite

7*5" x 5*5" (2.27m x 1.67m)

The en-suite has a low level flush W/C, a pedestal wash basin, a walk-in shower encloser with a wall-mounted shower fixture, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Two

9*4" x 11*6" (2.87m x 3.52m)

The second bedroom has a UPVC double glazed window to the front elevation, and carpeted flooring.

Bedroom Three

10*10" x 8*6" (3.1m x 2.60m)

The third bedroom has a UPVC double glazed window to the front elevation, and carpeted flooring.

Bedroom Four

7*9" x 9*7" (2.38m x 2.94m)

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

Bathroom

9*8" x 7*1" (2.97m x 2.16m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, recessed spot lights, underfloor heating, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small lawn area, a barker planted area, courtesy lighting, gavelled area with gated access to the rear, and a driveway to the garage.

Garage

19*5" x 9*11" (5.92m x 3.04m)

The garage has ample storage, lighting and electrics, an electric charging point, and an up-and-over door opening onto the driveway way.

Rear

To the rear of the property is an enclosed rear garden with courtesy lighting, an outside tap, a lawn. A decked seating area, a Pergola with a gravelled and decorative slabbed seating area, planted boards, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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:

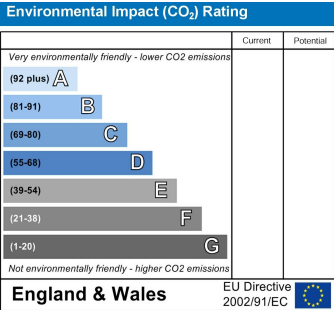
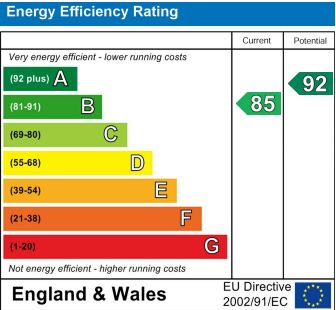
Property Tenure is Freehold

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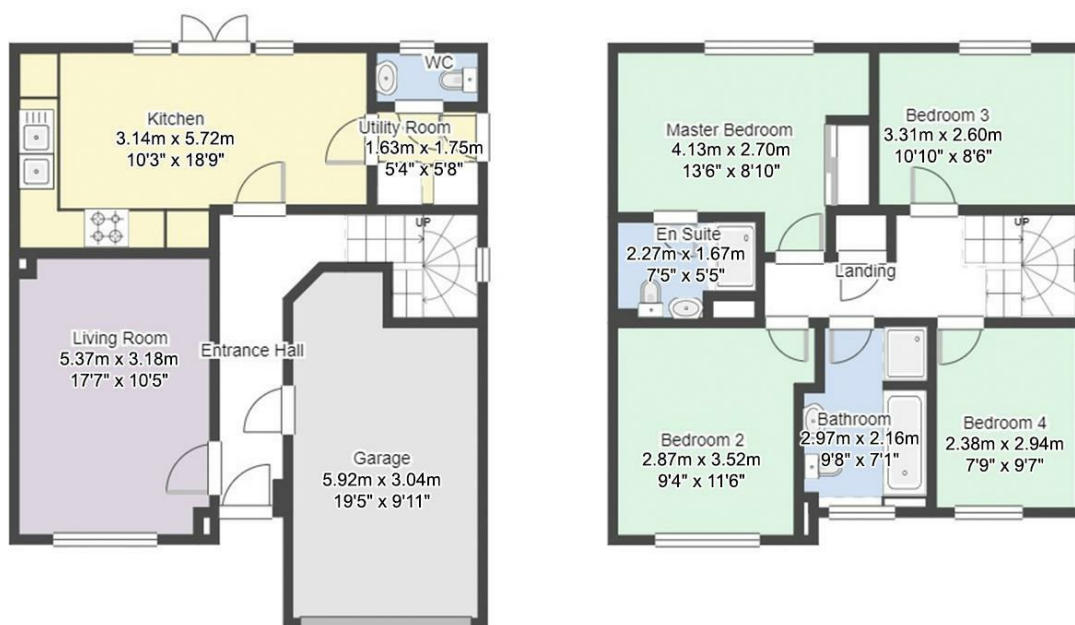
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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