

HoldenCopley

PREPARE TO BE MOVED

College Road, Mapperley, Nottinghamshire NG3 6FD

Guide Price £425,000 - £475,000

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GUIDE PRICE £425,000 - £450,000

END TERRACED HOUSE...

This beautifully presented three-storey end-terraced home is situated on a quiet no-through road, offering a peaceful setting with direct access to Digby Park and stunning views over Mapperley Golf Course. Conveniently located close to local shops, schools, and excellent transport links, this property provides the perfect balance of tranquility and accessibility. The ground floor welcomes you with a spacious entrance hall leading to a convenient ground-floor W/C. A bright and airy reception room with a charming bay window provides a comfortable living space, while a versatile gym with double French doors opens onto the rear garden. The modern fitted kitchen flows seamlessly into a useful utility room and a spacious dining room, which also features double French doors leading to the garden. On the first floor, a generously sized living room benefits from double French doors that offer views over Mapperley Golf Course. The principal bedroom is a luxurious retreat, complete with an en-suite, a dressing area, and a walk-in wardrobe. The second floor hosts three further well-proportioned bedrooms, one of which includes its own en-suite and dressing area. A stylish three-piece family bathroom completes this floor. Externally, the property features a well-maintained front lawn with a wrought iron fence, a private driveway with an electric vehicle charging point, and gated side access leading to the rear garden. The enclosed rear garden is designed for low-maintenance living, offering a patio seating area, a decked space, and a secure fence and hedge boundary.

MUST BE VIEWED





- End Terraced House
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen & Utility Room
- Gym
- Three-Piece Bathroom Suite & Ground Floor W/C
- Two En-Suites
- Enclosed Rear Low-Maintenance Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'4" max x 10'0" (3.77m max x 3.07m)

The entrance hall has Herringbone-style flooring, carpeted stairs, a column radiator, recessed spotlights, and a composite door providing access into the accommodation.

W/C

4'11" x 3'1" (1.51m x 0.94m)

This space has a low level flush W/C, a vanity-style wash basin, partially tiled walls, and vinyl flooring.

Reception Room

14'6" into bay x 11'11" (4.43m into bay x 3.65m)

The reception room has three UPVC double glazed windows to the front elevation, a radiator, and Herringbone-style flooring.

Gym

16'10" x 7'11" (5.14m x 2.43m)

The gym has a UPVC double glazed window to the front elevation, recessed spotlights, a wall-mounted heater, Herringbone flooring, and double French doors opening to the rear garden.

Kitchen

17'0" x 11'4" (5.19m x 3.46m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and integrated drainer grooves, an integrated oven, an integrated microwave, a ceramic hob and extractor fan, an integrated wine fridge, space for a dining table, recessed spotlights, a Vertical radiator, Herringbone-style flooring, and open access into the dining room.

Utility Room

6'0" x 4'11" (1.83m x 1.50m)

The utility room has a base unit with a worktop, a stainless steel sink and drainer, a radiator, space and plumbing for a washing machine, space for a tumble dryer, tiled splash back, and tiled flooring.

Dining Room

18'6" x 10'3" (5.66m x 3.13m)

The dining room has Herringbone-style flooring, a radiator, recessed spotlights, double glazed window surround, two skylights, double French doors opening to the rear garden, and a double glazed door opening to the side elevation.

FIRST FLOOR

Landing

5'10" x 6'9" (1.78m x 2.07m)

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Living Room

19'1" x 11'5" (5.82m x 3.48m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a TV point, and double French doors overlooking the rear garden.

Bedroom One

12'0" max x 11'3" (3.68m max x 3.44m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a walk-in wardrobe, carpeted flooring, and access into the en-suite.

En-Suite

6'9" max x 4'9" (2.08m max x 1.46m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted handheld shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

Dressing Area

6'10" x 3'1" (2.10m x 0.96m)

The dressing area has double fitted wardrobes, and carpeted flooring.

SECOND FLOOR

Upper Landing

7'11" x 6'9" (2.42m x 2.06m)

The upper landing has a UPVC double glazed arched-stye window, carpeted flooring, an in-built cupboard, a radiator, access into the loft, and access to the second floor accommodation.

Bedroom Two

12'0" x 10'5" (3.68m x 3.18m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the dressing room.

Dressing area

6'10" x 3'2" (2.10m x 0.98m)

The dressing area has double fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

6'10" max x 4'10" (2.09m max x 1.49m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a shaver socket, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Three

11'6" max x 9'5" (3.53m max x 2.88m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe, and carpeted flooring.

Bedroom Four

11'6" max x 9'4" (3.52m max x 2.85m)

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

Bathroom

6'8" x 5'5" (2.04m x 1.67m)

The bathroom has a concealed dual flush W/C, a counter-top wash basin, a panelled bath with a rainfall and handheld shower fixture and shower screen, a heated towel rail, recessed spotlights, a shaver socket, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front is a of the property is a lawn with a wrought iron fence, a driveway, an electrical vehicle charging point, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance garden with a patio seating area, a decked area, a fence panelled and hedge boundary, and gated access.

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 1800Mbps 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 D

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:

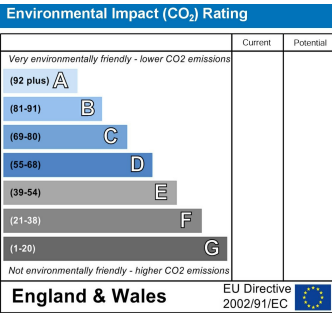
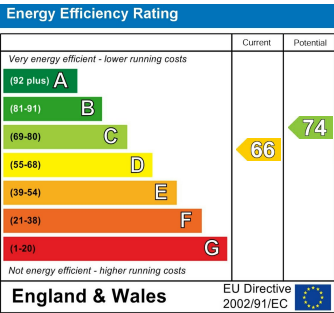
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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