

HoldenCopley

PREPARE TO BE MOVED

Mapperley Plains, Mapperley, Nottinghamshire NG3 5RW

Guide Price £325,000

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GUIDE PRICE: £325,000 - £365,000

LOCATION, LOCATION, LOCATION...

This exceptionally well-presented three-bedroom semi-detached house offers spacious accommodation, making it an ideal home for a growing family. Situated in a sought-after location opposite picturesque open fields, the property is just a short distance from the vibrant Mapperley Top, which boasts an array of shops, eateries, and excellent transport links. It also benefits from being within catchment for great schools and offering easy access to commuter routes. Upon entering, you are welcomed by a bright and inviting hallway, leading to a spacious living room, which features a newly fitted media wall, perfect for modern family bright and inviting hallway, leading to a spacious living room, which features a newly fitted media wall with integrated high end electric fire, perfect for modern family living. The ground floor also benefits from a convenient WC and kitchen diner with a brand new luxury fitted stylish kitchen complete with quartz worktops, a range of integrated appliances and a large island with seating, creating a fantastic space for cooking, dining, and entertaining. Upstairs, the first floor is host to three double bedrooms serviced by a four-piece bathroom suite, and an en-suite to the master with a generously sized walk in shower. Porcelanosa tiles and Vileroy and Boch sanitaryware complete each of the bathrooms including the downstairs WC. To the rear, the property boasts a private and well-maintained enclosed garden, ideal for outdoor relaxation. Additionally, there is gated access leading to two allocated off-road private parking bays with EV charge point, ensuring both security and convenience. With its impeccable presentation, generous living space, and prime location, this home is a fantastic opportunity for families looking to settle in a highly desirable area.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room With Newly-Fitted Media Wall
- Newly-Fitted Modern Kitchen Diner With Integrated Appliances & Quartz Worktops
- Ground Floor WC
- Bathroom & En-Suite
- Private Enclosed Garden
- Two Allocated Off-Road Parking Bays With EV Charging Point
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'5" x 4'8" (1.35m x 1.44m)
The entrance hall has LVT Amtico flooring, carpeted stairs, a radiator, and a single door providing access into the accommodation.

Living Room

13'1" x 16'11" (4.01m x 5.16m)
The living room has two UPVC double-glazed windows to the front elevation overlooking open fields, an in-built cupboard, Herringbone-style LVT Amtico flooring, two radiators, a newly-fitted medial wall with a TV point and a recessed flame-effect feature fire.

WC

This space consists of Vileroy & Boch sanitaryware and Porcelanosa tiles has a low level dual flush WC, a wall-hung wash basin, LVT Amtico flooring, tiled splashback, and an extractor fan.

Kitchen Diner

19'5" (max) x 11'10" (max) (5.92m (max) x 3.61m (max))
The newly fitted luxury kitchen has a range of fitted base and wall units with a central large island all with quartz worktops, a Belfast sink with a swan neck mixer tap and draining grooves, all appliances are AEG and are integrated including: double oven with a combi microwave oven, dishwasher, washer / dryer, fridge freezer with an additional freezer, in-built wine storage/fridge, and induction hob, LVT Amtico flooring, plinth lighting, tiled splashback, recessed spotlights, open plan to a dining area, bespoke cabinetry for additional storage, full height UPVC double-glazed windows too the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

8'3" x 9'8" (2.52m x 2.97m)
The landing has carpeted flooring, an in-built cupboard, access to the partially boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

9'8" x 13'7" (max) (2.97m x 4.15m (max))
The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, an in-built triple wardrobe, and access into the en-suite, both of which overlook the countryside views.

En-Suite

4'4" x 6'5" (1.34m x 1.98m)
The en-suite consisting of Vileroy & Boch sanitaryware and Porcelanosa tiles has a low level dual flush WC, a pedestal wash basin, a generous sized walk-in shower enclosure with a mains-fed shower, an electrical shaving point, LVT Amtico flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'9" x 8'3" (3.60m x 2.54m)
The well proportioned second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

10'0" x 8'3" (3.07m x 2.54m)
The good sized third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

6'7" x 8'3" (2.01m x 2.54m)
The bathroom consisting of Vileroy & Boch sanitaryware and Porcelanosa tiles has a low level dual flush WC, a pedestal wash basin, a panelled bathtub with a handheld shower head, and a separate a shower enclosure with glass door, tiled splashback, LVT Amtico flooring, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property, well maintained shrubbery, pathway and courtesy lighting overlook open fields, with gated side access leading to two allocated off-road parking bays to the rear.

Rear

To the rear of the property is a private enclosed well sized westerly facing garden with a patio area and pathway, a well maintained lawn with gravelled border, a shed, power points, fitted wall security lighting, outdoor tap, fence panelled boundaries, and gated access to the two allocated off-road private parking bays.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G 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 - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

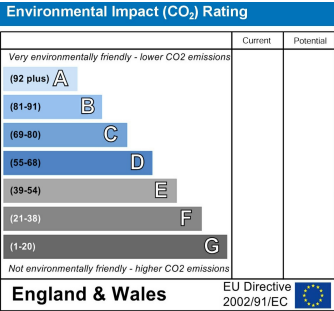
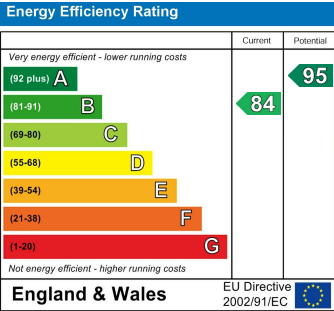
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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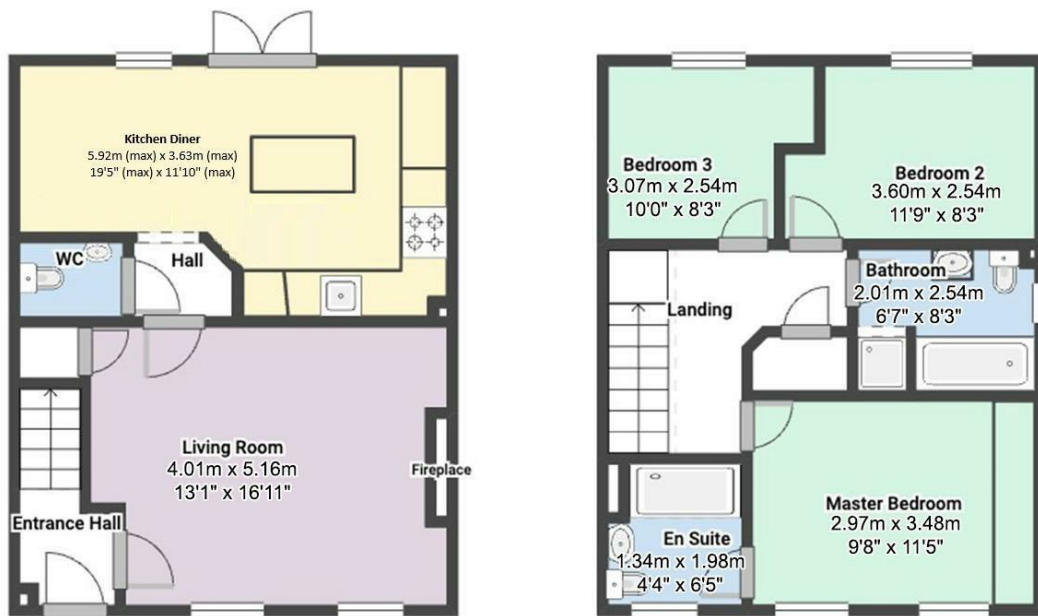
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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