

# HoldenCopley

PREPARE TO BE MOVED

Bennett Street, Mapperley, Nottinghamshire NG3 5GP

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Guide Price £235,000 - £270,000



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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented four-bedroom end-terraced house offers spacious accommodation set across three floors, making it an ideal home for a growing family. Immaculately decorated throughout, this property is truly move-in ready. Situated in the highly sought-after area of Mapperley, it benefits from easy access to excellent local amenities, great school catchments, and convenient transport links to the City Centre. The ground floor boasts a welcoming porch leading into two generous reception rooms, each featuring charming fireplaces with open fires, perfect for creating a warm and inviting atmosphere. A well-appointed fitted kitchen completes the ground floor. Upstairs, the first floor hosts two spacious double bedrooms, both serviced by a newly fitted and stylish four-piece bathroom suite, complete with modern matte black fixtures for a contemporary touch. The second floor offers two additional bedrooms, providing ample space for a growing family or a home office setup. Outside, the property enjoys a generous south-facing rear garden, featuring a newly fitted decking area and a patio, ideal for outdoor entertaining, while on-street parking is available to the front.

MUST BE VIEWED







- End-Terraced House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Stylish Four-Piece Bathroom Suite
- Well-Presented Throughout
- South-Facing Garden
- Three-Storey Accommodation
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

6'0" x 1'10" (1.85m x 0.58m)

The porch has carpeted flooring, UPVC double-glazed windows to the front elevation, and double French doors providing access into the accommodation.

Living Room

14'7" x 11'9" (4.47m x 3.59m)

The living room has UPVC double-glazed windows to the front elevation, wooden flooring, fitted storage cupboards, a picture rail, coving to the ceiling, a TV point, a feature fireplace with an open fire, a decorative surround and a tiled hearth, two radiators, a panelled feature wall, and a single wooden door via the porch.

Dining Room

15'5" x 11'9" (4.71m x 3.59m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a feature fireplace with an open fire, a decorative surround with a washing machine, tiled splashback, a radiator, UPVC double-glazed windows to the side elevation, and a single UPVC door providing access to the garden.

Kitchen

15'7" x 5'7" (4.76m x 1.72m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a fridge freezer, space and plumbing for a washing machine, tiled splashback, a radiator, UPVC double-glazed windows to the side elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

11'9" x 5'4" (3.59m x 1.63m)

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

Bedroom Two

11'10" x 11'10" (3.63m x 3.61m)

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

Hall

9'8" x 2'11" (2.96m x 0.89m)

The hall has carpeted flooring and a dado rail.

Bedroom Three

9'7" x 8'6" (2.94m x 2.61m)

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

Bathroom

7'10" x 5'9" (2.41m x 1.76m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage underneath, a roll top bath with central taps and claw feet, a shower enclosure with an overhead rainfall shower and a handheld shower head, panelled and tiled walls, wood-effect flooring, a heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

3'1" x 2'8" (0.94m x 0.82m)

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom One

12'7" x 11'9" (3.84m x 3.59m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a panelled feature wall, a picture rail, a radiator, and a decorative mantelpiece.

Bedroom Four

11'6" x 9'8" (3.53m x 2.96m)

The fourth bedroom has a partially vaulted roof, a Velux window, wood-effect flooring, an exposed beam on the wall, and a radiator.

OUTSIDE

Front

To the front of the property is on-street parking with side gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a decking area, a lawn, a patio area, raised planters, a shed, a range of trees, plants and shrubs, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 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 - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - Np

DISCLAIMER

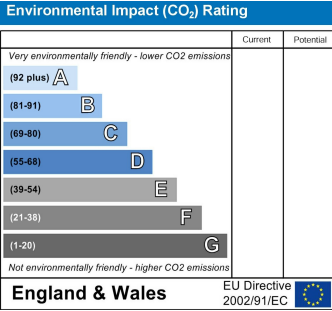
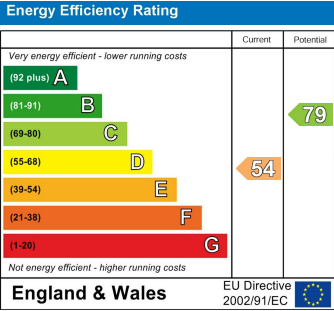
Council Tax Band Rating - Nottingham City Council - Band A

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.

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Windows, fittings and appliances, their sizes and locations are an approximate only.  
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