

HoldenCopley

PREPARE TO BE MOVED

Roseleigh Avenue, Mapperley, Nottinghamshire NG3 6FH

£325,000

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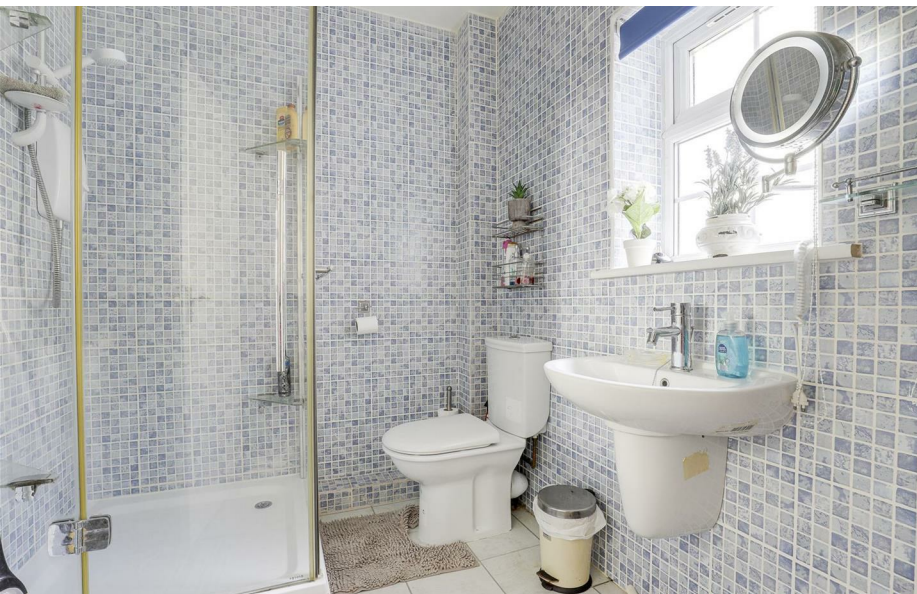


LOCATION LOCATION LOCATION...

Nestled in the sought-after area of Mapperley, just a stone's throw from the vibrant Mapperley Top, this beautifully presented three-bedroom detached bungalow offers spacious accommodation and an enviable lifestyle. Residents benefit from easy access to a fantastic selection of shops, cafés, and restaurants, as well as excellent transport links and outstanding school catchments. Internally, the accommodation comprises a welcoming entrance hall providing access to a modern kitchen that seamlessly opens into a bright and airy reception room with space for both living and dining, an ideal setting for entertaining or relaxing. There are three double bedrooms, with the master bedroom benefiting from fitted wardrobes and a private en-suite. The remaining bedrooms are serviced by a family bathroom, while a versatile additional reception room offers the perfect space for a home office, snug, or playroom. Externally, the property features a double driveway to the front providing ample off-road parking. To the rear lies a private south-facing garden, complete with a patio seating area, a lawn bordered by mature plants and shrubs, and a decked area, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- En-Suite & Family Bathroom
- Double Driveway
- South-Facing Rear Garden
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

16'6" x 19'5" (5.05m x 5.94m)

The entrance hall has laminate wood-effect flooring, a radiator, ceiling coving, recessed spotlights, an in-built storage cupboard, two UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Kitchen

14'7" max x 9'8" max (4.47m max x 2.97m max)

The kitchen has a range of fitted base and wall units with worktops, an undermount sink with a mixer tap, space for a washing machine & a range cooker, a wall-mounted boiler, partially tiled walls, ceiling coving, a raidator, tiled flooring, open-plan access to the lounge diner and a UPVC double-glazed window to the side elevation.

Lounge Diner

20'8" max x 15'0" max (6.30m max x 4.58m max)

The lounge diner has wooden flooring, two radiators, ceiling coving, three UPVC double-glazed windows with fitted shutters to the read and side elevations and double French doors opening out to the rear garden.

Master Bedroom

17'4" x 9'9" (5.29m x 2.99m)

The main bedroom has carpeted flooring, a radiator, a ceiling rose, ceiling coving, recessed spotlights, floor-to-ceiling fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En Suite

7'3" x 6'0" (2.21m x 1.83m)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with an electric shower fixture, a radiator, tiled walls, vinyl flooring, an extractor fan and a UPVC double-glazed window to the side elevation.

Bedroom Two

14'9" x 13'7" (4.52m x 4.16m)

The second bedroom has carpeted flooring, a radiator, a recessed chimney breast alcove and a UPVC double-glazed window to the front elevation.

Bedroom Three

14'9" x 13'6" (4.51m x 4.12m)

The third bedroom has laminate wood-effect flooring, a radiator, ceiling coving, a picture rail, recessed spotlights, a feature fireplace and a UPVC double-glazed window to the front elevation.

Family Room

16'1" x 7'3" (4.92m x 2.22m)

The family room has carpeted flooring, two UPVC double-glazed windows to the front and rear elevations and a single UPVC door providing access to the rear garden.

Store

3'10" x 2'11" (1.17m x 0.91m)

The store cupboard provides ample storage space, access to the loft and a UPVC double-glazed window to the side elevation.

Bathroom

8'4" max x 8'3" max (2.55m max x 2.54m max)

The bathroom has a low level flush W/C with a bidet hose, a pedestal wash basin, a shower enclosure with an overhead rainfall shower fixture, tiled walls, a radiator, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a double block-paved driveway providing off-road parking, double gated access to the rear, courtesy lighting, hedge borders, fence panelling and brick-wall boundaries.

Rear

To the rear is a private south-facing garden with a paved patio seating area, a lawn bordered by a variety of established plants and shrubs, a decked seating area and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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

The vendor has informed us that the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

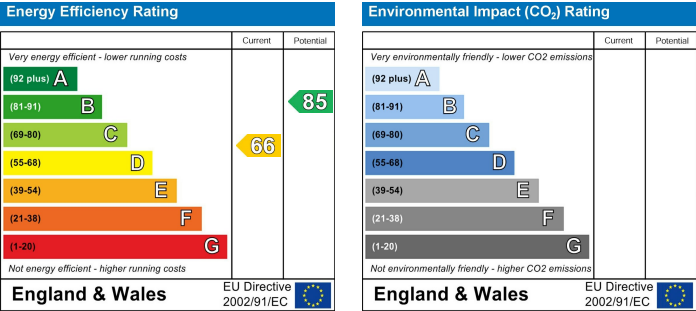
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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