

HoldenCopley

PREPARE TO BE MOVED

Marshall Road, Mapperley, Nottinghamshire NG3 6HS

£450,000

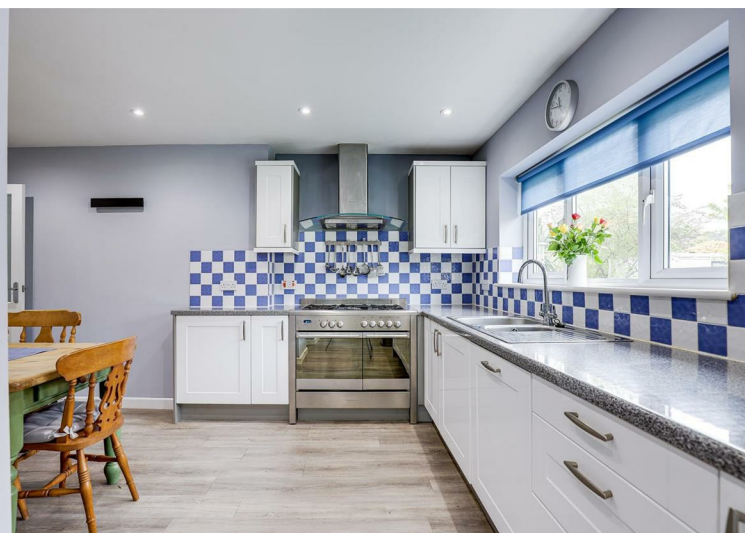
Marshall Road, Mapperley, Nottinghamshire NG3 6HS



DETACHED FAMILY HOME...

Offered to the market is this well presented detached home which is located in the highly sought-after area of Mapperley and offers a fantastic opportunity for a growing family. Ideally positioned with easy access to a range of local amenities, excellent transport links, Nottingham City Centre, and the City Hospital, this property effortlessly combines space, style, and convenience. Upon entering, you're welcomed by a porch and entrance hall with a ground floor W/C and that lead into a spacious living room, featuring a square bay window and a recessed chimney breast housing a charming dual-fuel burner perfect for cosy evenings. The separate dining room benefits from double French doors that open out onto the rear garden, creating a seamless connection between indoor and outdoor living. The modern fitted kitchen opens into a practical utility room, which in turn leads to a versatile office space. From the office, there's convenient access to both the side elevation and an integral garage, offering additional functionality and storage. The first floor hosts five bedrooms, with the master bedroom enjoying the added benefit of an en-suite bathroom. A stylish four-piece family bathroom serves the remaining bedrooms. Outside, the front of the property features courtesy lighting, an electric vehicle charging point, a block-paved driveway providing access to the garage, and gated entry to the rear. The rear garden is a beautifully maintained and enclosed space, complete with a patio area, a lawn, a shed, an additional seating area beneath a pergola, raised planted beds filled with established shrubs and greenery, an outdoor electric socket, a water tap, and secure fence panel boundaries ideal for relaxing, entertaining, or family play.

MUST BE VIEWED





- Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Office
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

The porch has UPVC double glazed windows to the front elevation, and a UPVC door opening to the front garden.

Entrance Hall

14'4" x 8'3" (4.37m x 2.52m)

The entrance hall has wood-effect flooring, carpeted stairs, an in-built base unit, a radiator, coving to the ceiling, windows to the front elevation, and a door providing access into the accommodation.

W/C

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splash back, panelled walls, coving to the ceiling, and vinyl flooring.

Living Room

14'3" x 11'5" (4.36m x 3.49m)

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove with a solid wood mantel piece tiled heart and housing a dual fuel burner, coving to the ceiling, and carpeted flooring.

Dining Room

11'5" x 15'8" (3.49m x 4.78m)

The dining room has carpeted flooring, a TV point, a radiator, coving to the ceiling, a radiator, UPVC double glazed window to the rear and side elevations, and double French doors opening to the rear garden.

Kitchen

15'7" x 8'10" (4.75m x 2.69m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, a range cooker and extractor fan, space for a dining table, a radiator, recessed spotlights, wood-effect flooring, a composite door opening to the rear garden, and open access into the utility room.

Utility Room

14'2" x 6'2" (4.33m x 1.89m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a fridge freezer, space and plumbing for a washing machine, a radiator, recessed spotlights, a tiled splash back, wood-effect flooring, a UPVC double glazed window to the rear elevation, and access into the office.

Office

12'11" x 7'8" (3.94m x 2.34m)

The office has a range of fitted base and wall units with a worktop, a stainless steel circular sink, a wall-mounted electric water heater unit, an in-built cupboard, wood-effect flooring, a UPVC door opening to the rear garden, and access into the garage.

Garage

17'2" x 13'3" (5.25m x 4.05m)

The garage has ample storage, and an electric up-and-over door opening out to the driveway.

FIRST FLOOR

Landing

The landing has carpeted flooring, coving to the ceiling, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

13'11" x 16'8" (3.99m x 5.08m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, carpeted flooring, and access into the en-suite.

En-Suite

7'6" x 5'4" (2.30m x 1.64m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted rainfall and a handheld shower fixture, a radiator, recessed spotlights, floor-to-ceiling tiling, and wood-effect flooring.

Bedroom Two

11'5" x 12'2" (3.50m x 3.72m)

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

Bedroom Three

11'5" x 12'9" (3.50m x 3.89m)

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

Bedroom Four

8'7" x 8'3" (2.63m x 2.53m)

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

Bedroom Five

7'4" x 7'6" (2.26m x 2.31m)

The fifth bedroom has a UPVC double glazed window to rear elevation, a radiator, and carpeted flooring.

Bathroom

8'6" x 8'3" (2.61m x 2.52m)

The bathroom has a UPVC double lazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a central mixer tap, a shower enclosure with a wall-mounted electric shower fixture, a radiator, recessed spotlights, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting with CCTV, an electric vehicle charging point, a block driveway with access to the garage, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with an outside electric socket, an outside tap, a patio area, a lawn, a shed, a further seating area with a Pergola, raised planted areas with various established plants, shrubs and bushes, 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 100Mbps

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

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 G

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:

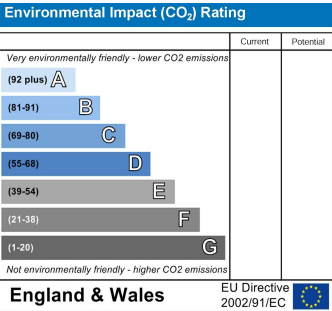
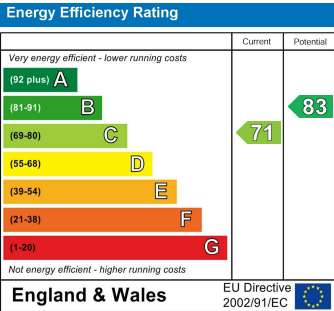
Property Tenure is Freehold

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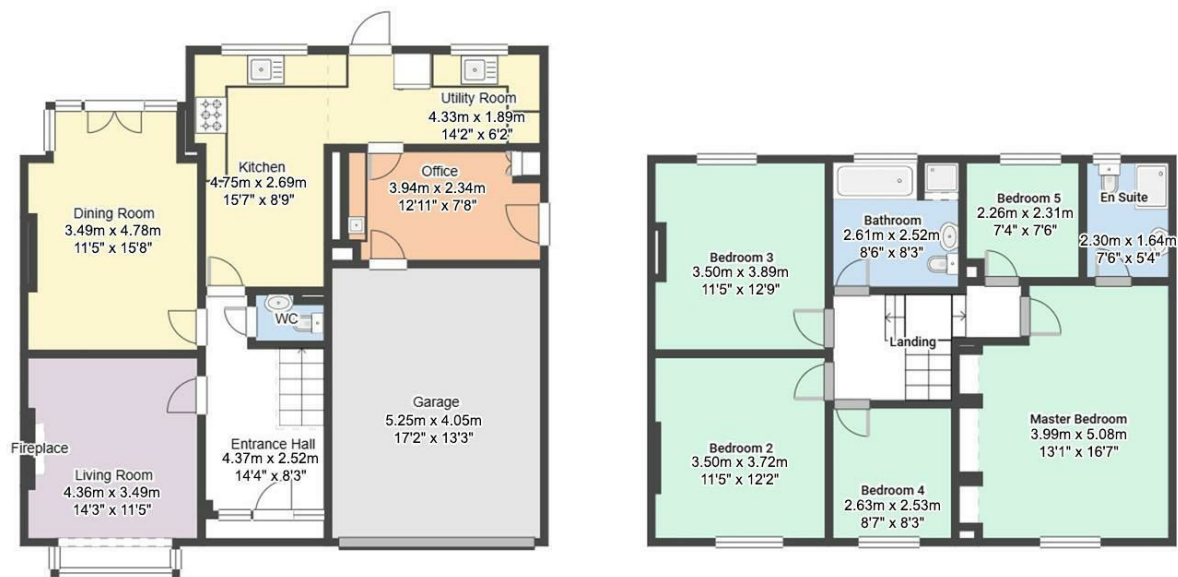
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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