

HoldenCopley

PREPARE TO BE MOVED

Seaton Way, Mapperley, Nottinghamshire NG3 5XB

Guide Price £450,000

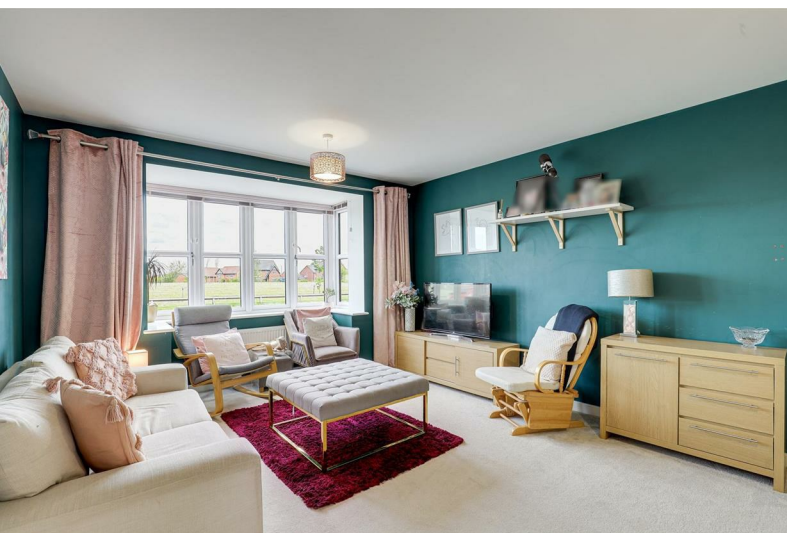
Seaton Way, Mapperley, Nottinghamshire NG3 5XB



GUIDE PRICE £450,000 - £475,000

PRESENTED TO A HIGH-STANDARD THROUGHOUT...

Welcome to this exceptional detached modern four-bedroom house, an epitome of contemporary elegance and luxurious living. Situated in an enviable position offering stunning views across Gedling Country Park and within close proximity to various local amenities, excellent school catchments and regular transport links. Upon entering, you are greeted by a grand entrance hall, setting the tone for the rest of the house. The spacious living room provides a comfortable space for relaxation and entertaining. The heart of this home lies in the modern fitted kitchen/diner. It boasts sleek finishes, high-quality appliances and an abundance of storage space. The dining area offers a perfect setting for family meals or social gatherings, creating a seamless flow between cooking and dining. Convenience is key and this property delivers with a utility room, providing additional space for laundry and storage needs. A convenient W/C on the ground floor adds practicality to the living space. Ascending to the first floor, you'll find four generously sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. The master bedroom and the second bedroom benefit from private en-suite facilities. The luxurious four-piece bathroom suite on the first floor epitomizes indulgence, creating a spa-like experience for the residents. Stepping outside, the property offers a driveway and a garage, ensuring parking space for multiple vehicles. The private, enclosed south-facing garden is a haven for nature enthusiasts, boasting a variety of fruit trees, a tranquil pond, and plenty of space to relax or entertain. An air source heat pump enhances the home's energy efficiency, providing a sustainable and cost-effective heating solution. This outstanding home truly combines modern living with natural charm, making it an ideal choice for discerning buyers seeking style, comfort, and practicality in equal measure.





- Detached Home
- Four Great-Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner With A Separate Utility Room
- Stylish Bathroom Suite & Two En-Suites
- South-Facing Private Enclosed Garden
- Driveway & Garage
- Presented To A High Standard Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall Porcelanosa ceramic tiled flooring, carpeted stairs, a large under-stair storage cupboard with power points and lighting, a radiator and a single composite door providing access into the accommodation

Living Room

17'9" x 12'6" (5.43m x 3.83m)

The living room has carpeted flooring, a TV point, a radiator and a UPVC double glazed box bay window to the front elevation providing fantastic views

Kitchen/Diner

22'6" x 9'10" (6.86m x 3.02m)

The kitchen/diner has a range of fitted base and wall units with worktops, a sink and a half with a mixer tap, an integrated double oven, an integrated hob, an extractor hood, an integrated fridge freezer, an integrated dishwasher, a radiator, Porcelanosa ceramic tiled flooring, daylight bulbs, three UPVC double glazed windows to the rear elevation and UPVC double French doors providing access to the rear garden

Utility Room

6'6" x 5'9" (1.99m x 1.76m)

The utility room has a range of fitted base and wall units with a worktop, space and plumbing for a washing machine and tumble dryer, a radiator, internal access to the garage, Porcelanosa ceramic tiled flooring and a single composite door providing access to the rear garden

W/C

This space has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, tiled splashback, a radiator and Porcelanosa ceramic tiled flooring

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, a radiator and provides access to the loft and first floor accommodation

Bedroom One

12'7" x 9'2" (3.84m x 2.81m)

The main bedroom has carpeted flooring, an in-built mirrored wardrobe with power points, access to the en-suite, a radiator and a UPVC double glazed window to the front elevation providing fantastic views

En-Suite

6'11" x 5'11" (2.12m x 1.82m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a shower screen, tiled splashback, a radiator, recessed spotlights, Porcelanosa ceramic tiled flooring and a UPVC double glazed obscure window to the front elevation

Bedroom Two

17'3" max x 10'3" max (5.26m max x 3.13m max)

The second bedroom has carpeted flooring, an in-built mirrored wardrobe with power points, access to the en-suite, a radiator and a UPVC double glazed window to the rear elevation

En-Suite

6'8" x 6'5" (2.05m x 1.98m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a corner fitted shower enclosure with a hand-held shower fixture, a shower screen, tiled splashback, a radiator, recessed spotlights, Porcelanosa ceramic tiled flooring and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

11'6" x 10'7" (3.53m x 3.25m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation providing fantastic views

Bedroom Four

12'4" max x 10'0" (3.76m max x 3.05m)

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

Bathroom

8'7" x 7'11" (2.64m x 2.43m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, tiled splashback, a fitted shower enclosure with a shower screen, a heated towel rail, recessed spotlights and Porcelanosa ceramic tiled flooring

OUTSIDE

Front

To the front of the property is a large part tarmac and part block paved driveway with access to the garage providing ample off-road parking, an electric charging point, courtesy lighting and gated access to the rear garden

Garage

22'8" x 10'4" (6.93m x 3.15m)

The garage has multiple power points, heating and daylight bulbs

Rear

To the rear of the property is a south-facing private enclosed garden with a stone paved seating area, a wood-chipped seating area, a shed, courtesy lighting, panelled fencing, a pond, decorative plants and shrubs, including hydrangea, peony and rose bushes and a range of fruit trees such as cherry, pear, plum, apple, crab apple and fig

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Air source heat pump

Septic Tank – No

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

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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

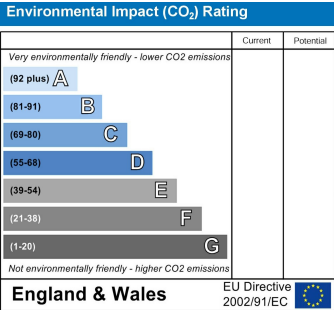
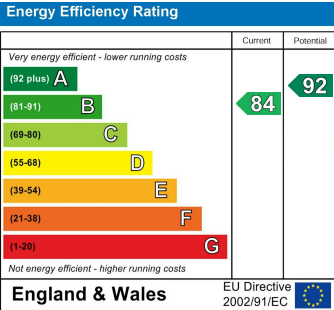
Service Charge in the year marketing commenced (£PA): £233.98

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Seaton Way, Mapperley, Nottinghamshire NG3 5XB



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.

© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.