

# HoldenCopley

PREPARE TO BE MOVED

Clovelly Drive, Mapperley, Nottinghamshire NG3 5NJ

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Guide Price £500,000 - £525,000

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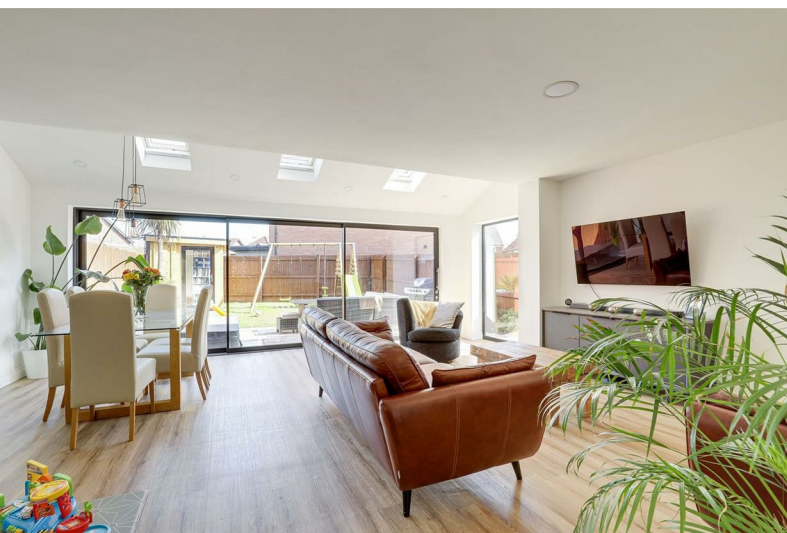


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### A SHOWSTOPPING FAMILY HOME...

This beautifully presented four-bedroom detached house offers the perfect blend of style, space, and functionality, making it an exceptional family home. Nestled in the sought-after location of Mapperley, the property is just moments from a wide range of local amenities, Gedling Country Park, great schools, and excellent transport links. Upon entering, you're welcomed into a sleek and modern kitchen, a fantastic space for both cooking and entertaining. The heart of the home is the extended reception room, flooded with natural light thanks to stunning wall-to-wall patio doors and Velux windows, creating a bright and airy living space. Off the reception room is a convenient study area and a ground floor W/C, ideal for modern family living. Upstairs, you'll find four double bedrooms, three of which benefit from fitted wardrobes. The main bedroom is complete with its own en-suite, while a stylish family bathroom serves the remaining rooms. The entire ground floor benefits from plumbed underfloor heating, operated via a Nest system. In addition, there is electric underfloor heating in both the utility/garage area and the external office space, enhancing practicality throughout. Outside, the front of the property boasts a driveway providing off-road parking for two vehicles, access to a garage with a utility area, and a well-maintained frontage. To the rear, the garden has been designed for both relaxation and enjoyment, featuring a patio seating area with a sunken hot tub (negotiable), a lawn bordered by plants and shrubs, and access to a versatile home office—ideal for remote working or creative space.

MUST BE VIEWED!





- Detached House
- Four Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway & Garage/ Utility Area
- Enclosed Garden With Office
- Beautifully Presented Throughout
- Sought-After Location





GROUND FLOOR

Kitchen

14'4" x 10'9" (4.37m x 3.29m)

The kitchen has a range of fitted base and units with worktops and a breakfast bar island, an undermount stainless steel sink and a half with a swan neck mixer tap, an integrated oven, gas ring hob, extractor fan, dishwasher, fridge freezer, a separate freezer and a bin, partially tiled walls, recessed spotlights, laminate wood-effect flooring with under-floor heating, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Hall

The hall has laminate wood-effect floorin with under-floor heatingg, a carpeted stairs, a singular LED spotlight and internal access to the garage/ utility area.

Living Room

19'2" x 20'2" (5.85m x 6.15m)

The living room has laminate wood-effect flooring with under-floor heating, LED spotlights, access to the study/storage area, three Velux windows, a ful-height double-glazed window and wall-to-wall sliding patio doors.

Study

3'2" x 6'11" (0.99m x 2.12m)

The study area has laminate wood-effect flooring with under-floor heating, a singular spotlight and storage space.

W/C

5'4" x 3'6" (1.65m x 1.08m)

This space has a low level dual flush W/C, a pedestal wash basin, a heated towel rail, tiled walls, laminate wood-effect flooring with under-floor heating, a singlar LED spotlight and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

13'3" x 13'6" (4.04m x 4.13m)

The landing has carpeted flooring, two radiators, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11'0" x 12'10" (3.37m x 3.92m)

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

En-Suite

3'9" x 9'6" (1.15m x 2.91m)

This space has a low level dual flush W/C, a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

11'11" x 9'7" (3.65m x 2.93m)

The second bedroom has carpeted flooring, a radiator, fitted floor-to-ceiling sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'2" x 8'7" (3.12m x 2.64m)

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

Bedroom Four

6'11" x 11'2" (2.12m x 3.42m)

The fourth bedroom has carpeted flooring, a radiator, fitted floor-to-ceiling sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bathroom

6'6" x 10'1" (1.99m x 3.08m)

The bathroom has a low level dual flush W/C, a wash basin, a double ended bath with central taps, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two vehicles, access to the garage, gated access to the rear garden, courtesy lighting and a small garden area with a lawn.

Garage/ Utility Area

8'11" x 14'11" (2.73m x 4.57m)

The garage/ utility area has fitted base units with a worktop, a stainless steel sink with a drainer and a swan neck mixer tap, a wall-mounted boiler, power sockets, tiled flooring with under-floor heating, a single composite door providing access to the side of the property and an electric sectional door.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a sunken hot tub (negotiable), a lawn, access to the office, plant and shrubs borders, courtesy lighting and fence panelling boundaries.

Office

5'11" x 5'0" (1.82m x 1.53m)

The office has laminate wood-effect flooring with under-floor heating, power sockets, LED spotlights, a floor-to-ceiling double-glazed window and a single door to provide access.

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

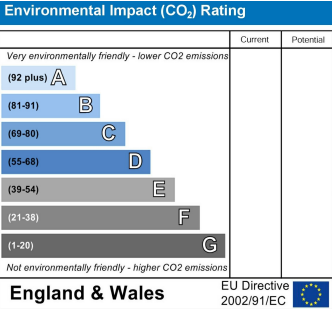
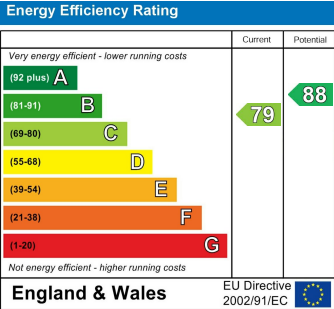
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps and 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



# Clovelly Drive, Mapperley, Nottinghamshire NG3 5NJ



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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