

HoldenCopley

PREPARE TO BE MOVED

Morley Road, Mapperley, Nottinghamshire NG3 6LL

Guide Price £475,000 - £500,000

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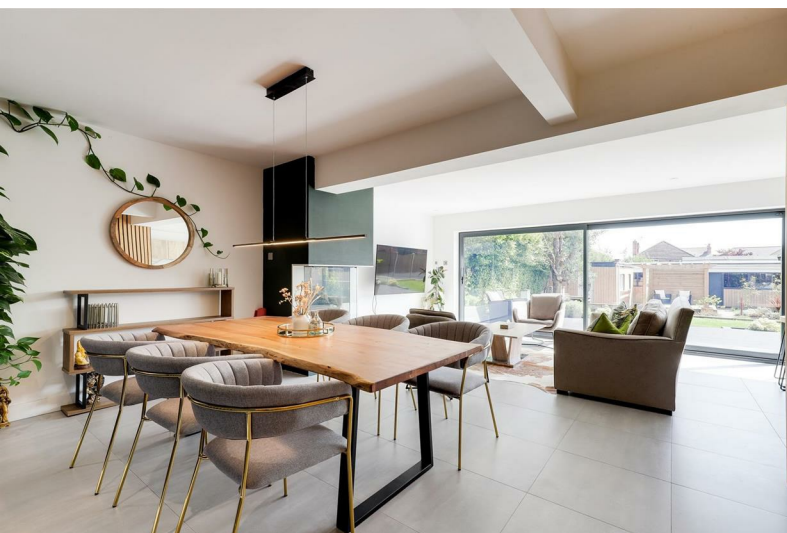


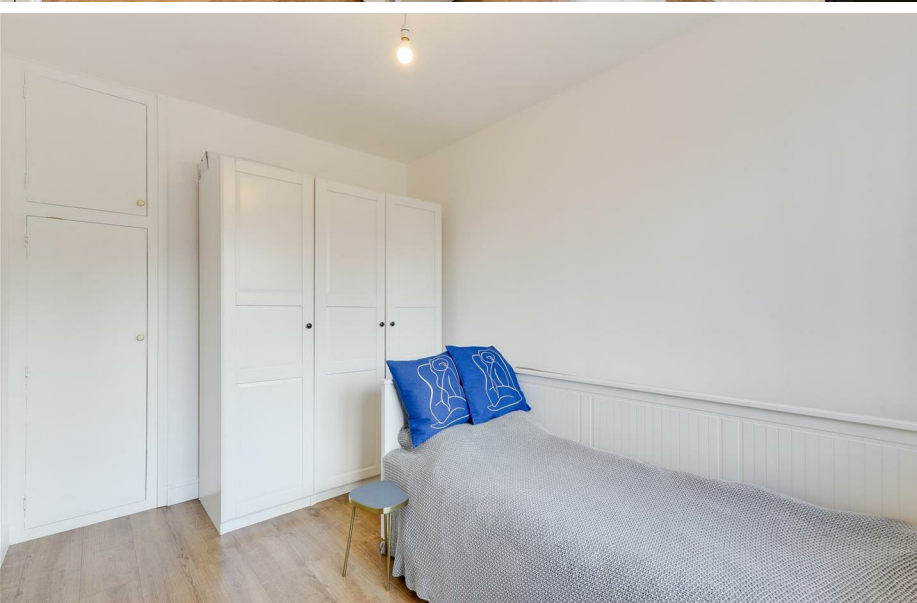
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RENOVATED FAMILY HOME...

This substantial detached house has been completely renovated throughout to a high standard, transforming it into a light and spacious family home that exudes quality and style in every room. Located in the highly sought-after Mapperley area, the property is within easy reach of excellent school catchments, local amenities, regular bus links, and offers convenient access to the City Centre. The ground floor features an inviting entrance hall that leads to a stylish fitted kitchen with a central breakfast bar island, underfloor heating, and integrated appliances, seamlessly flowing into an open-plan lounge and dining area. A wall-to-wall triple sliding patio door in the dining area opens out onto a decking area, perfect for indoor-outdoor living. The ground floor also includes a second kitchen/utility room with a pantry, a contemporary shower room, and a spacious double bedroom. The first floor comprises three additional well-appointed bedrooms, all served by a modern four-piece bathroom suite. Outside, the front of the property boasts a driveway with access to the garage for additional storage. To the rear, there is a private, enclosed landscaped garden with multiple seating areas, perfect for relaxation and entertaining, along with access to a large outbuilding that serves as a one-bedroom annex complete with a shower room. There is also a secondary outbuilding, ideal for use as a workshop, providing versatile accommodation options for any family's needs.

MUST BE VIEWED





- Completely Renovated Detached House
- Four Good-Sized Bedrooms
- Self-Contained Annex / Outbuildings With Shower Room
- Open Plan Kitchen, Dining & Living Rooms
- Additional Kitchen / Utility With Pantry
- Two Stylish Bathrooms
- Garage For Storage & Driveway
- Landscaped Garden With Multiple Seating Areas
- Popular Location With Excellent School Catchments
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, recessed spotlights, a vertical radiator, a wooden staircase with a carpet runner, full height UPVC double-glazed obscure windows to the front elevation, and a single composite door providing access into the accommodation.

Open Plan Kitchen, Diner & Lounge

11'6" x 26'2" (3.52m x 8.0m)

The kitchen features a range of fitted handleless base and wall units, a breakfast bar island, an undermount sink with a mixer tap, an integrated oven, an induction hob with an extractor fan, an integrated fridge and freezer, and an integrated dishwasher. The space is illuminated by recessed spotlights and pendant lighting over the kitchen island. It boasts tiled flooring with underfloor heating and flows seamlessly into an open-plan lounge area with a TV point, an inset electric fireplace with glass front and sides, a recessed log store, and extends into the dining room. Additionally, there's a triple wall-to-wall sliding patio door.

Dining Room

15'2" x 8'5" (4.63m x 2.57m)

The dining room has tiled flooring with underfloor heating, a vertical radiator, recessed spotlights, and a panelled feature wall.

Kitchen

10'9" x 9'11" (3.30m x 3.03m)

The kitchen has a range of fitted gloss handleless base units with marble-effect worktops, a stainless steel sink with a movable swan neck mixer tap and drainer, space for a range cooker, an extractor fan, tiled flooring, tiled splashback, an in-built pantry cupboard, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single UPVC door providing side access.

Pantry

The pantry has multiple wall-mounted shelves.

Bedroom Four / Reception Room

11'4" x 15'2" (3.47m x 4.63m)

This versatile room has a UPVC double-glazed half-square bay window to the front elevation, a panelled feature wall, recessed spotlights, fitted sliding door wardrobes, and a vertical radiator.

Shower Room

7'1" x 8'5" (2.17m x 2.57m)

This space has a concealed dual flush W/C, a bidet hose, a countertop wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a vertical radiator, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the front elevation, recessed spotlights, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'10" x 11'5" (3.63m x 3.48m)

The main bedroom has a UPVC double-glazed window to the front elevation, recessed spotlights, a TV point, and a radiator.

Bedroom Two

11'3" x 11'10" (3.43m x 3.63m)

The second bedroom has a UPVC double-glazed window to the rear elevation, a panelled feature wall, pendant light spacing, recessed spotlights, a TV point, and a radiator.

Bedroom Three

8'0" x 11'11" (2.44m x 3.64m)

The third bedroom has a UPVC double-glazed window to the front elevation, a radiator, and an in-built cupboard.

Bathroom

8'8" x 8'11" (2.66m x 2.72m)

The bathroom has a low level dual flush W/C, bidet hose, a wall-hung wash basin with fitted storage underneath, a freestanding double-ended bath with a floor standing mixer tap and a handheld shower head, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a recessed display alcove, floor-to-ceiling tiles, a vertical radiator, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, courtesy lighting, a range of plants and shrubs, and gated access to the rear garden.

Garage

The garage has a roller shutter door opening out to the front driveway.

Rear

At the back of the property, you'll find a private, enclosed garden featuring a decked seating area with courtesy lighting. The garden includes raised planters filled with various plants and

shrubs, two lawned sections, a patio pathway, gravelled areas, and an additional decking space with a wooden pergola. There is also access to two outbuildings, all surrounded by fence panelled boundaries.

Outbuilding One

10'4" x 17'9" (3.15m x 5.43m)

The first outbuilding has recessed spotlights, two UPVC double-glazed windows, and a single UPVC door providing access.

Shower Room

6'4" x 9'3" (1.95m x 2.83m)

This space has a low level dual flush W/C with a bidet hose, a pedestal wash basin, a corner-fitted shower enclosure with a wall-mounted electric shower, fully panelled walls, wood-effect flooring, an in-built cupboard, and a UPVC double-glazed window.

Outbuilding Two

7'4" x 28'5" (2.26m x 8.68m)

This space has ceiling strip lights, wall-mounted shelves, multiple single-glazed windows, and a single door providing access to the garden.

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, 4G & 5G - Some coverage of 3G

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 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.

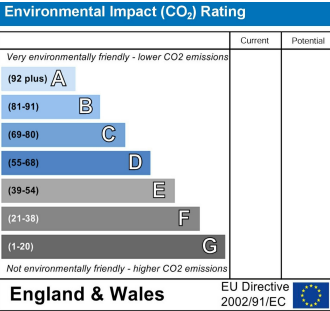
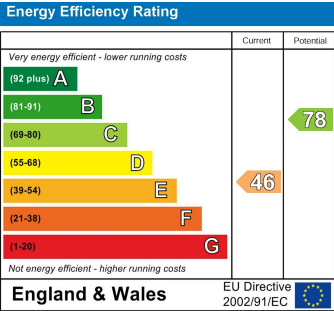
The vendor has advised the following:

Property Tenure is Freehold

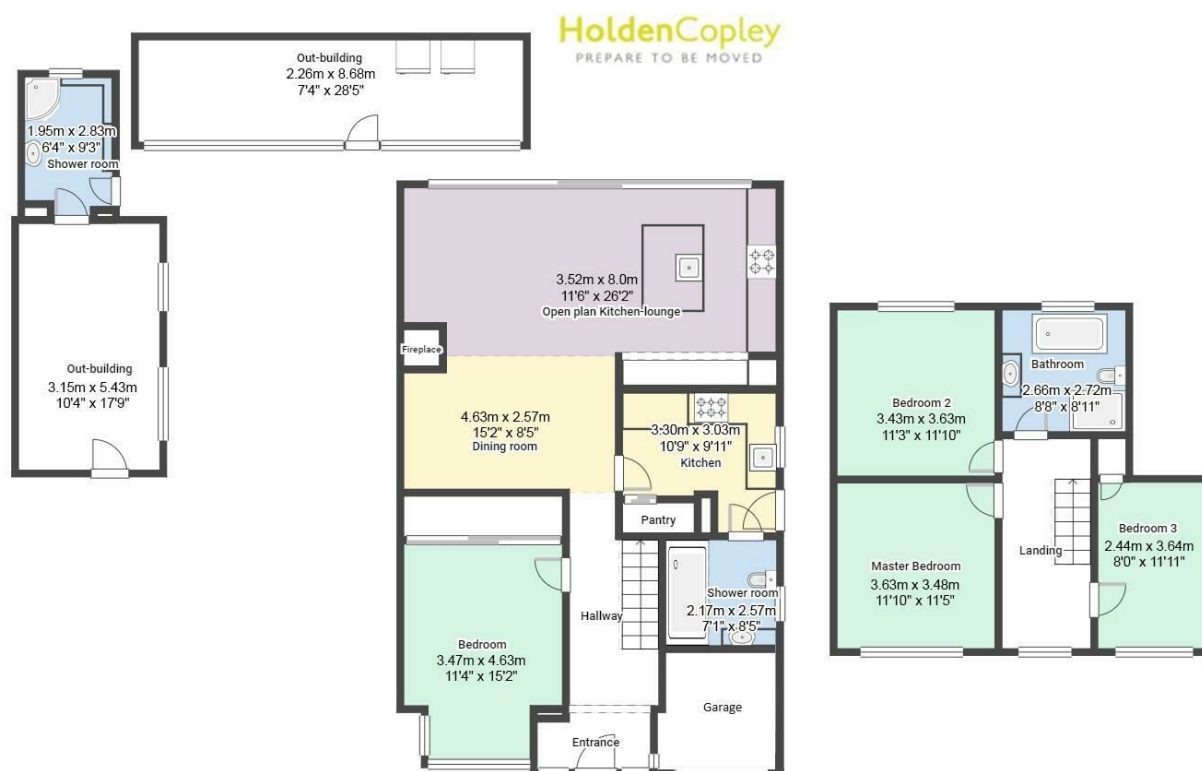
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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