

HoldenCopley

PREPARE TO BE MOVED

Seaton Way, Mapperley, Nottinghamshire NG3 5XB

Guide Price £275,000 - £295,000

Seaton Way, Mapperley, Nottinghamshire NG3 5XB



GUIDE PRICE £275,000 - £295,000

THE PERFECT FAMILY HOME...

This three bedroom semi-detached house, constructed within recent years, would be the perfect purchase for any family buyer as the property offers exceptionally well-presented and spacious accommodation throughout, making it ready for you to move straight into! This property is situated in a sought after development, within a highly desirable location and benefits from being just a stone's throw away from various local amenities, including Gedling Country Park, the vibrant Mapperley Top and easy commuting links, as well as being within catchment to excellent schools. To the ground floor is an entrance hall, a living room and a modern kitchen diner complete with an open utility area, a W/C. The first floor offers two good-sized bedrooms serviced by a three-piece bathroom suite and also a master bedroom, which benefits from having an en-suite. Outside to the front is a driveway for off-road parking and to the rear is a private, landscaped garden.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Modern Kitchen Diner
- Open Utility Area
- Downstairs W/C
- Close To Popular Country Park
- Landscaped Garden
- Off-Road Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*10" x 4*3" (1.80m x 1.31m)

The entrance hall has wood-effect wooden flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

11*11" x 14*3" (3.64m x 4.35m)

The living room has wood-effect flooring, a TV point, an understairs cupboard, a radiator and a UPVC double-glazed window to the front elevation.

Kitchen

12*1" x 11*10" (3.70m x 3.62m)

The kitchen has a range of fitted wall and base units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob and extractor hood, a stainless steel splash back, space for a fridge/freezer and dining table, space and plumbing for a washing machine, an open cupboard with wall and base units with a worktop and space and plumbing for a washing machine, recessed spotlights, wood-effect flooring, a radiator, UPVC double-glazed windows to the rear elevation and UPVC double French doors leading out to the rear garden.

W/C

5*3" x 3*2" (1.61m x 0.98m)

This space has a low-level dual flush W/C, a wall mounted wash basin, a radiator and wood-effect flooring.

FIRST FLOOR

Landing

6*2" x 4*11" (1.88m x 1.50m)

The landing has carpeted flooring, access to the loft and provides access to the first floor accommodation.

Master Bedroom

9*0" x 9*6" (2.76m x 2.92m)

The main bedroom has carpeted flooring, a built-in wardrobe with mirrored sliding doors, a radiator, a UPVC double-glazed window to the rear elevation and is serviced by an en-suite.

En-Suite

3*11" x 8*3" (1.20m x 2.54m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted mains fed hand-held shower fixture, partially tiled walls, tile-effect flooring, a radiator and UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

8*9" x 10*1" (2.69m x 3.09m)

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

Bedroom Three

6*5" x 11*7" (max) (1.96m x 3.55m (max))

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

Bathroom

5*5" x 7*8" (1.67m x 2.34m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a mains fed hand-held shower fixture, partially tiled walls, tile-effect flooring, a heated towel rail and a double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a concrete driveway providing off-road parking, a range of plants and shrubs and a path way leading to the accommodation.

Rear

To the rear of the property is a well-maintained garden with two paved patio areas and a lawn, a range of plants and shrubs, space for a shed, an outside tap and fence panelling.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- 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

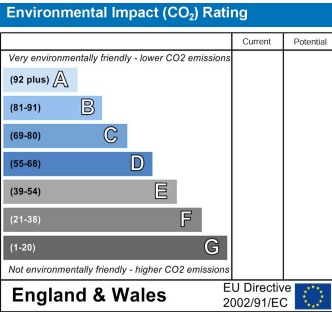
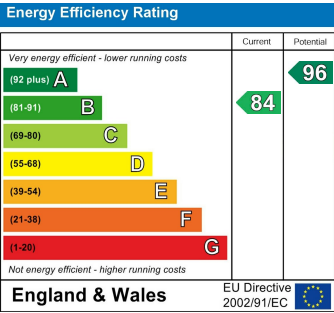
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold - but has a yearly service charge of £237

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

HoldenCopley
PREPARE TO BE MOVED



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.