

# HoldenCopley

PREPARE TO BE MOVED

Elmhurst Avenue, Mapperley, Nottinghamshire NG3 6GF

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Guide Price £400,000 - £450,000



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GUIDE PRICE... £400,000 - £425,000

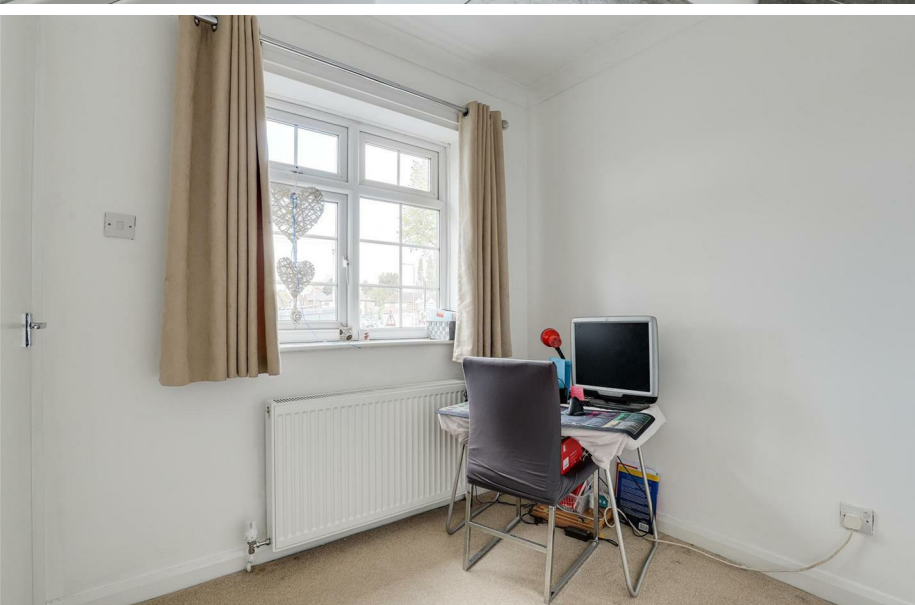
## DETACHED FAMILY HOME...

Welcome to this beautifully presented detached home in the highly sought-after area of Mapperley and is a true credit to its current owners. Ideal for a growing family, this spacious and stylish property offers well-appointed accommodation ready for immediate occupancy. Located within excellent school catchment areas and close to local amenities, it also boasts convenient transport links for easy commuting. Upon entering, you are welcomed into a hallway that leads to a bright living room featuring a bow window and a recessed multifuel stove perfect for cosy evenings. Adjacent is a versatile study, also benefiting from a front-facing bow window. Off the hallway, you'll find a handy utility room, a ground-floor W/C, and access to the heart of the home – a stunning open-plan kitchen diner. This space is fitted with a range of integrated appliances, a central island with breakfast bar, and bi-folding doors that open out to the rear garden, seamlessly blending indoor and outdoor living. Upstairs, there are four well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a modern three-piece family bathroom suite. Outside, the front of the property features courtesy lighting, planted shrubs and bushes, a gated driveway leading to the garage, and access to the rear garden. The enclosed, south-east facing rear garden is a true highlight, offering multiple seating areas, 20mm porcelain tiled patio with steps down to a well-maintained lawn, planted borders, a greenhouse, a pond with a feature water fountain, and power sockets at two points. There's also an outside tap, garden lighting, and a fenced boundary for privacy.

## MUST BE VIEWED







- Detached House
- Four Bedrooms
- Living Room
- Spacious Fitted Kitchen Diner & Utility Room
- Study
- Three-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway For Two Vehicles
- Large South-East Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Hallway
14'8" x 5'10" (4.49m x 1.79m)

The hallway has carpeted flooring, a radiator, an understairs storage cupboard, recessed spotlights, and a composite door providing access into the accommodation.

W/C
2'5" x 8'1" (0.75m x 2.48m)
This has a UPVC double-glazed obscure window to the side elevation, a concealed dual-flush W/C, a vanity-style wash basin, a radiator, partially tiled walls, and laminate flooring.

Utility Room
7'7" x 5'2" (2.32m x 1.60m)
The utility room has a UPVC double glazed obscure window to the side elevation, a worktop, space and plumbing for a washing machine, a wall-mounted boiler, Nest thermostat, and laminate flooring.

Study
7'1" x 12'5" (2.17m x 3.80m)
The study has a UPVC double glazed bow window to the front elevation, a radiator, and laminate flooring.

Living Room
14'11" x 10'11" (4.56m x 3.34m)
The living room has a UPVC double glazed bow window to the front elevation, a radiator, a Multifuel stove, a radiator, coving to the ceiling, recessed spotlights, and laminate flooring.

Kitchen/Diner
19'10" x 25'0" (6.06m x 7.64m)
This kitchen diner has a contemporary range of modern fitted base and wall units topped with sleek Quartz worktops. At the heart of the space is a central island with a breakfast bar, complemented by an under-mounted sink and half with a mixer tap and integrated drainer grooves. A suite of premium integrated appliances includes a steamer oven, high-temperature oven, microwave combi oven, induction hob with extractor fan, fridge, freezer, and dishwasher. The space lit with recessed spotlights, under-cupboard lighting, and kickboard lighting, enhanced by two skylights that flood the room with natural light. Additional features include USB plug sockets, stylish 10mm porcelain tiled flooring, and bi-folding doors that open seamlessly onto the rear garden.

FIRST FLOOR

Landing
5'10" x 14'9" (1.79m x 4.52m)
The landing has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, recessed spotlights, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom
10'11" x 11'3" (3.34m x 3.43m)
The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, USB plug sockets, a fitted double wardrobe, and carpeted flooring.

Bedroom Two
10'11" x 9'4" (3.34m x 2.86m)
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a fitted double wardrobe, and carpeted flooring.

Bedroom Three
7'10" x 13'10" (2.40m x 4.23m)
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Four
7'11" x 7'9" (2.42m x 2.38m)
The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom
6'7" x 7'4" (2.01m x 2.26m)
The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall shower head, and wall-mounted mixer tap and shower screen, a chrome heated towel rail, recessed spotlights, waterproof panelled boarding, and LVT flooring.

OUTSIDE

Front
To the front of the property is courtesy lighting, a planted area with various planted shrubs, bushes and plants, a driveway with wrought iron gates providing access to the garage, and access to the rear garden.

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

Rear
To the rear of the property is an enclosed, south-east facing garden featuring power sockets at two points, an outside tap, garden lighting, and a 20mm porcelain tiled patio with steps leading down to a lawn. The garden also includes planted borders, a greenhouse, a pond with a feature water fountain, additional seating areas, 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 1800Mbps and Upload Speed 220Mbps
Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

DISCLAIMER
The vendor has informed us that the extension has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Gedling Borough Council - Band D
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.

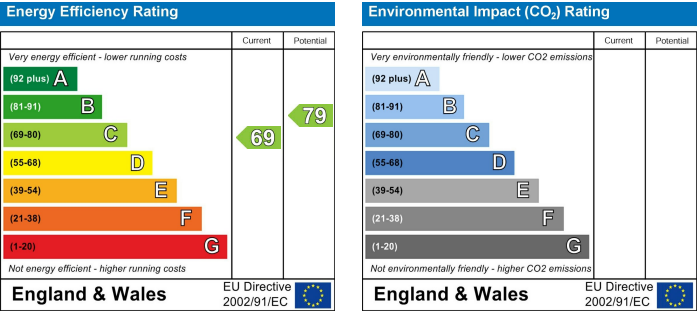
The vendor has advised the following:
Property Tenure is Freehold

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.

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.





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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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