

HoldenCopley

PREPARE TO BE MOVED

Sandford Road, Mapperley, Nottinghamshire NG3 6AG

Guide Price £325,000 - £350,000

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SIMPLY STUNNING FAMILY HOME...

This thoughtfully renovated three-bedroom semi-detached home is a true credit to its current owner, offering a perfect blend of contemporary style throughout. Located in one of Mapperley's most sought-after residential areas, this property is ideally placed within walking distance of Mapperley Top, where you'll find a fantastic array of shops, popular bars, restaurants, and cafés, as well as being in the catchment for excellent local schools and boasting superb transport links into Nottingham City Centre. Internally, the ground floor accommodation offers a wonderful sense of space and light, starting with a welcoming porch and entrance hall. The playroom enjoys a Velux window and twin French doors that flood the space with natural light, while open-plan access leads into a cosy yet elegant living room featuring a traditional cast iron fireplace, the perfect spot for unwinding. The heart of the home is the modern fitted kitchen, beautifully designed with sleek cabinetry, integrated appliances, a breakfast bar, and ample room for entertaining. A conveniently placed ground floor W/C completes this level. To the first floor are three double bedrooms that are serviced by a three-piece bathroom suite finished to a high standard. Externally, the property continues to impress with a driveway providing off-street parking for multiple vehicles and gated access leading to the stunning rear garden. South-facing and designed for both relaxation and practicality, the garden boasts a decked seating area ideal for alfresco dining, a lawn, and an impressive modern outbuilding. This versatile space is currently used as a garden office and includes a separate storage room and shed, all finished with bi-folding doors, perfect for those working from home, running a business, or in need of a creative retreat.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedroom
- Two Open Plan Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- South-Facing Rear Garden
- Outbuilding With Bi-Folding Doors
- Driveway
- Popular Location





GROUND FLOOR

Porch

The porch has a single composite door providing access into the accommodation.

Entrance Hall

20’6" × 5’5" (6.25m × 1.66m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, an in-built cupboard, a UPVC door via the porch, and access to the ground floor W/C.

W/C

2’4" × 6’3" (0.73m × 1.92m)

This space includes a low-level dual flush W/C, a wall-mounted wash basin with tiled splashback, a radiator, laminate flooring, and a UPVC double-glazed obscure window to the side elevation

Family Room

8’6" × 15’1" (2.61m × 4.60m)

The family room has laminate flooring, a vertical radiator, space for a dining table, a Velux window, two sets of double French doors opening out onto the rear garden, and open access to the living room.

Living Room

13’4" × 10’11" (4.07m × 3.33m)

The living room has laminate flooring, a radiator, a traditional cast iron fireplace, an in-built cupboard and shelving in the alcoves, and a TV point.

Kitchen

10’0" × 11’6" (3.05m × 3.52m)

The kitchen has high-gloss fitted base and wall units with worktops, a wooden breakfast bar, a stainless steel sink and a half with a swan-neck mixer tap and drainer, an integrated oven with a gas hob, a stainless steel splashback and extractor fan, an integrated Hotpoint washer-dryer, space for a fridge freezer, a radiator, partially tiled walls, laminate flooring, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

6’5" × 8’6" (1.98m × 2.60m)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, and provides access to the first-floor accommodation.

Master Bedroom

13’7" × 10’4" (4.15m × 3.17m)

The main bedroom has carpeted flooring, a radiator, a traditional fireplace with a decorative surround, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10’2" × 9’6" (3.10m × 2.92m)

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

Bedroom Three

17’7" × 6’8" (5.38m × 2.04m)

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

Bathroom

7’11" × 6’9" (2.43m × 2.08m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower, a chrome heated towel rail, access to the loft, partially tiled walls, tiled flooring, and two UPVC double-glazed windows to the side elevation.

OUTSIDE

Front

To the front of the property is a brick-paved driveway for off-street parking, courtesy lighting, an EV charging point, gated side access to the rear, and fence-panelled boundaries.

Rear

To the rear of the property is an enclosed, south-facing garden featuring a decked seating area, a lawn, and a paved path leading to the garden office.

Garden Office

12’7" × 15’6" (3.84m × 4.73m)

The garden office has karndeian LVT flooring, a radiator, a TV point, two UPVC double-glazed windows to the side elevation, external courtesy lighting, and bi-folding doors.

Storage Room

5’8" × 8’7" (1.73m × 2.63m)

The storage room has lighting and in-built shelving.

Shed

9’6" × 5’9" (2.91m × 1.77m)

The shed has lighting and in-built shelving.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G/5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B
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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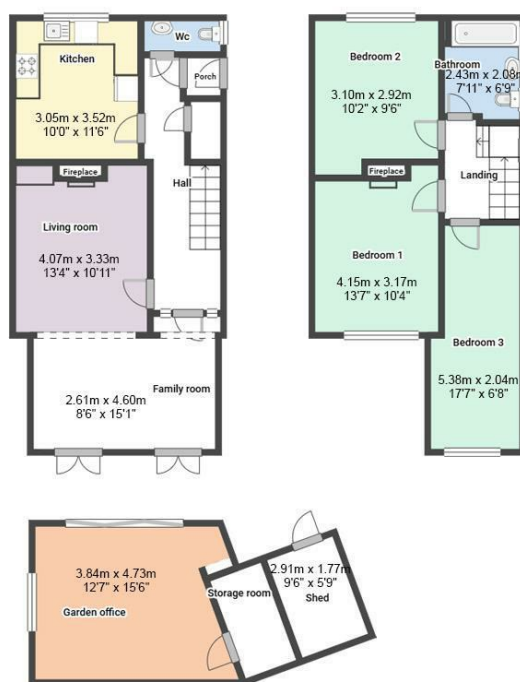
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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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