

HoldenCopley

PREPARE TO BE MOVED

Ebers Road, Mapperley Park, Nottinghamshire NG3 5DZ

Guide Price £500,000

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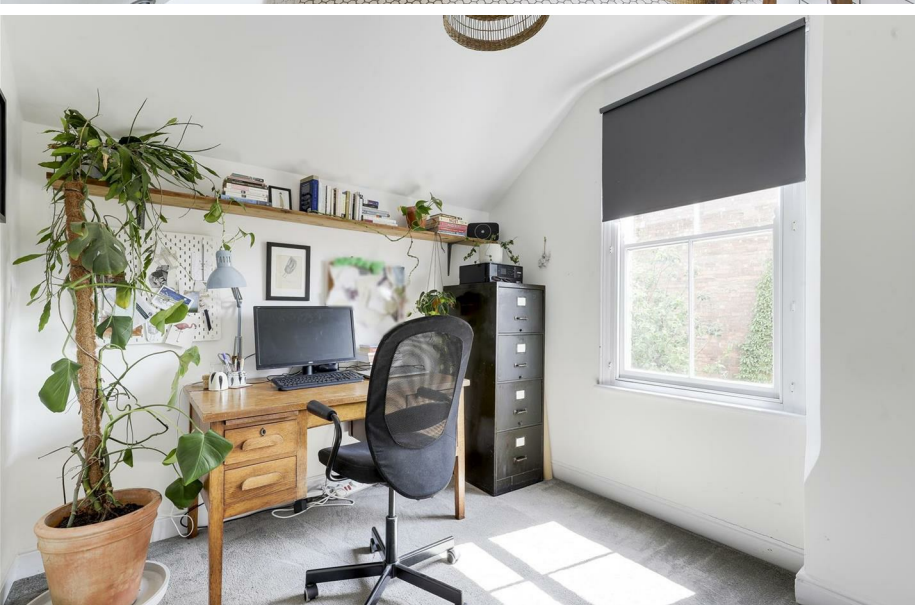
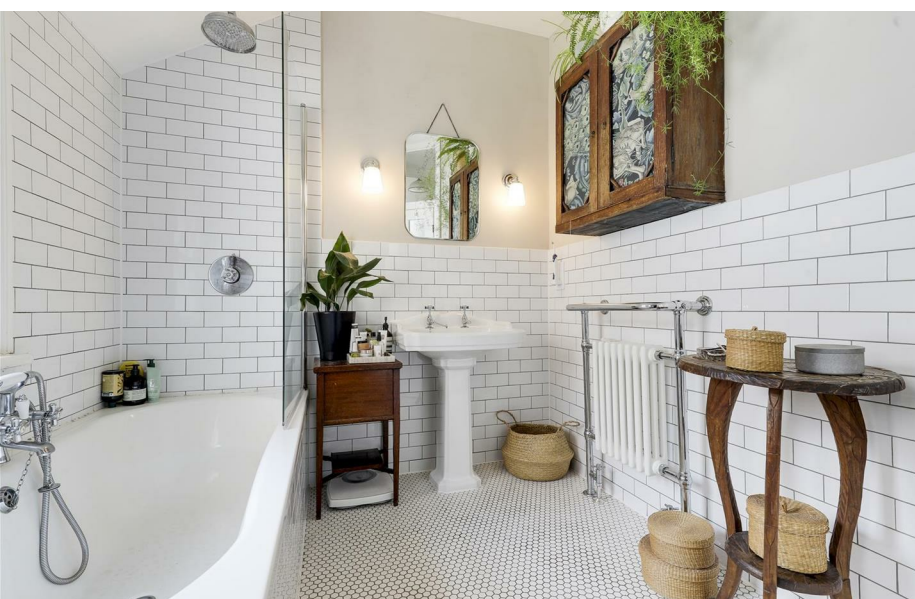
GUIDE PRICE £500,000 - £525,000

BEAUTIFULLY PRESENTED...

This charming semi-detached family home is nestled within the highly sought-after conservation area of Mapperley Park, renowned for its elegant blend of period and contemporary residences set amongst mature, tree-lined avenues. Boasting an array of character features including original Minton tiled flooring, classic sash windows, natural wood flooring, spacious living areas, and a recently replaced roof, this property perfectly balances heritage with modern convenience. Ideally positioned just a short journey from Nottingham City Centre, residents benefit from easy access to a variety of shops, fine dining establishments, fitness facilities, and hotels, all supported by award-winning transport links. The home lies within the catchment areas of excellent schools such as Nottingham High School and Archway Trust, and is close to prestigious universities and major hospitals. Upon entry, a welcoming hallway provides access to the lounge/dining room. The lounge features a square front bay window, a recessed chimney breast with a wood-burning stove, and open flow into the dining area. The contemporary kitchen is fitted to a high standard and includes double French doors leading out to the rear garden, parquet flooring, and access down to the cellar. The first floor offers three bedrooms, two of which retain original feature fireplaces, along with a generously sized three-piece bathroom suite. The second floor accommodates two further bedrooms, providing ample space for a growing family. Externally, the property benefits from a storm porch, courtesy lighting, a block-paved driveway, and gated side access to the rear garden. The enclosed rear garden is designed for low maintenance, featuring courtesy lighting, raised planted beds with mature shrubs and plants, a brick-built outbuilding, and boundaries combining brick walls and fence panels with secure gated access

MUST BE VIEWED





- Semi-Detached House
- Five Bedrooms
- Living Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar
- Off-Street Parking
- Enclosed Rear Garden
- Well Presented Throughout
- Must Be Viewed





GROUND FLOOR

Hallway
15'4" x 8'7" (4.69 x 2.64)

The hallway has Minton flooring, exposed stairs, an under-stairs cupboard, a dado rail, a radiator, and a single door with obscure glass inserts leading to the front elevation

Living Room
14'5" x 12'4" (4.41 x 3.78)

The living room has a secondary glazed square bay window to the front elevation, a column radiator, a recessed chimney breast alcove with a decorative surround and marble-effect hearth housing a wood-burner, a TV point, a picture rail, coving to the ceiling, a ceiling rose, original flooring, and open access into the dining area.

Dining Area
13'4" x 10'5" (4.08 x 3.18)

The dining area has secondary glazed sash windows to the rear elevation, a recessed chimney breast alcove, space for a dining table, a picture rail, coving to the ceiling, original floorboards, and access to the kitchen.

Kitchen
19'8" x 10'4" (6.00 x 3.15)
The kitchen has a range of modern fitted base units with Quartz worktops, a Belfast sink with a swan-neck mixer tap, space for a range cooker and extractor fan, an integrated dishwasher, and space for a dining table. Additional features include a vertical radiator, recessed spotlights, parquet flooring, a single glazed window and a single glazed sash window to the side elevation, double French doors opening to the rear garden, and access to the cellar.

BASEMENT

Cellar
The cellar has lighting and electrics and is divided into three sections.

FIRST FLOOR

Landing
The landing has carpeted flooring, a column radiator, a dado rail, and provides access to the first-floor accommodation.

Master Bedroom
16'4" x 11'10" (4.98 x 3.63)
The main bedroom has three secondary glazed sash windows to the front elevation, a column radiator, an original feature fireplace with a tiled hearth, and exposed original floorboards

Bedroom Two
12'10" x 10'4" (3.93 x 3.17)
The second bedroom has a secondary glazed sash windows to the rear elevation, a column radiator, an original feature fireplace with a slate tiled hearth, and exposed original floorboards

Bedroom Five
10'5" x 8'10" (3.19 x 2.70)
The fifth bedroom has a secondary glazed sash windows to the rear elevation, a radiator, and carpeted flooring.

Bathroom
9'4" x 7'2" (2.87 x 2.20)
The bathroom has two secondary glazed obscure sash windows on the rear elevation. It includes a low-level flush W/C, a pedestal wash basin, and a panelled bath with central mixer taps and a handheld shower fixture. There is also a wall-mounted rainfall shower fixture with a shower screen, a radiator with a chrome towel rail surround, partially tiled walls, and tiled flooring

SECOND FLOOR

Upper Landing
The upper landing has carpeted flooring, a Velux window, eaves storage, a dado rail, and provides access to the second-floor accommodation

Bedroom Three
15'10" x 9'0" (4.84 x 2.76)
The third bedroom has a secondary glazed sash window to the side elevation, two Velux windows, a radiator, an original feature fireplace with a tiled hearth, and exposed original floorboards."

Bedroom Four
10'4" x 9'5" (3.16 x 2.88)
The fourth bedroom has a secondary glazed sash window on the side elevation, two Velux windows, a radiator, eaves storage, and exposed original floorboards

OUTSIDE

Front
To the front of the property, there is a storm porch, courtesy lighting, gated access to the rear garden, and a block-paved driveway.

Rear
To the rear of the property is an enclosed, low-maintenance garden featuring courtesy lighting, raised planted beds with established plants and shrubs, a brick-built outbuilding, a mixture of brick wall and fence-panelled boundaries, and gated access.

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

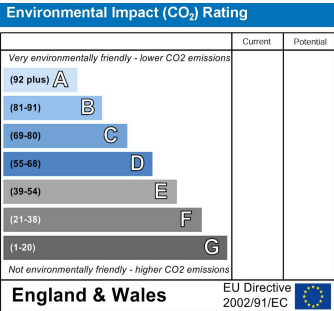
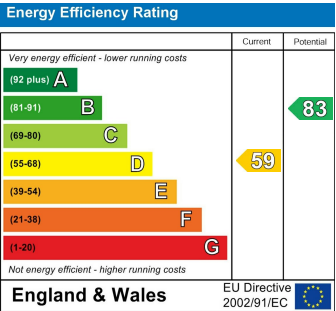
DISCLAIMER
Council Tax Band Rating - Nottingham City Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement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

The vendor has advised the following:
Property Tenure is Freehold

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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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