

HoldenCopley

PREPARE TO BE MOVED

Hilton Road, Mapperley, Nottinghamshire NG3 6AP

Guide Price £350,000 - £360,000

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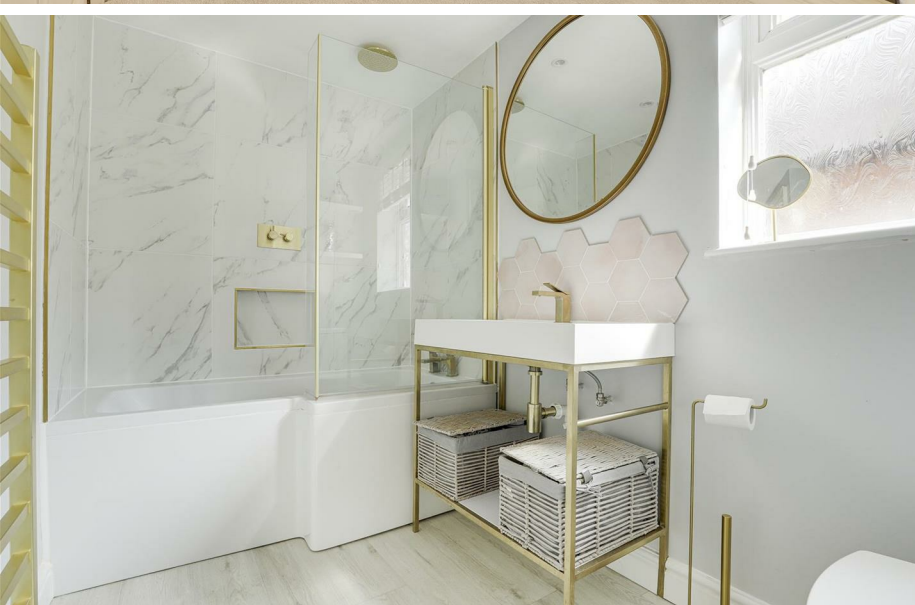
GUIDE PRICE £350,000 - £360,000

LOCATION, LOCATION, LOCATION...

A beautifully presented detached family home located in a sought-after spot, just a short walk from the bustling Mapperley Top. This popular area offers a fantastic selection of shops, cafes, and excellent transport links into the City Centre, along with being within the catchment area for some great local schools. The ground floor features an inviting entrance hall leading to a cosy study with a charming square bow window, a comfortable living room, and a spacious, modern kitchen diner. The kitchen is fitted with a central island and breakfast bar, while bi-folding doors open out to the private rear garden, flooding the space with natural light. There's also a convenient guest cloakroom on this level. Upstairs, you'll find three bedrooms, with the master benefiting from an en-suite shower room. A well-appointed three-piece bathroom suite serves the remaining bedrooms. Additionally, there is a utility room located to the first floor. To the front of the property, a driveway offers off-street parking, bordered by a raised, planted brick wall and gated access to the rear garden. The south-facing garden is low-maintenance and enclosed, featuring decked seating areas, a gravelled section, a shed, and fencing for privacy.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Study
- Spacious Kitchen/Diner
- Three-Piece Bathroom Suite & Ground floor W/C
- En-Suite To The master Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has herringbone-style flooring, carpeted stairs, a built-in cupboard, a radiator, and a UPVC double-glazed door providing access to the property.

W/C

3'1" x 4'5" (0.94m x 1.35m)
This space has a UPVC double glazed obscure window to the side, a low level flush W/C, a wall-mounted wash basin with tiled splashback, radiator, extractor fan, and herringbone-style flooring.

Living Room

7'10" x 16'0" (2.41m x 4.88m)
The living room has a UPVC double-glazed window at the front, a vertical radiator, TV point, recessed spotlights, and herringbone-style flooring

Study

12'4" x 6'3" (3.78m x 1.91m)
The study has a UPVC double-glazed square bow window to the front, a vertical radiator, recessed spotlights, and herringbone-style flooring

Kitchen

10'8" x 14'7" (3.27m x 4.46m)
The kitchen has a range of modern fitted base and wall units with a solid oak worktop, a central island and breakfast bar, a sink and half with a mixer tap, two integrated ovens, a ceramic hob and extractor fan, a vertical radiator, a walk-in larder unit, a full height UPVC double glazed window to the side elevation, Herringbone- style flooring, and open access into the dining area.

Dining Area

12'10" x 14'0" (3.92m x 4.28m)
The dining area has Herringbone-style flooring, a vertical radiator, space for a dining table, recessed spotlights, a full height UPVC double glazed window to the side elevation, a skylight, and bi-folding door opening to the rear garden.

FIRST FLOOR

Landing

5'5" x 11'9" (1.66m x 3.60m)
The landing has a UPVC double-glazed window to the side, carpeted flooring, access to the utility room and first floor accommodation, as well as a pull-down ladder leading to the boarded loft.

Utility Room

The utility room has space and plumbing for a washing machine, space for a tumble dryer, and a wall-mounted boiler.

Bedroom One

13'5" x 9'1" (4.11m x 2.78m)
The first bedroom has a UPVC double-glazed window to the front elevation, a radiator, carpeted flooring, and access to an en-suite bathroom

En-Suite

5'4" x 5'8" (1.64m x 1.74m)
The en-suite has a UPVC double glazed obscure window to the front, a low-level flush W/C, a countertop wash basin, an enclosed shower with a ceiling-mounted rainfall fixture, a heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring

Bedroom Two

10'8" x 8'9" (3.27m x 2.67m)
The second bedroom has a UPVC double-glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

10'9" x 5'7" (3.30m x 1.71m)
The third bedroom has a UPVC double-glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

9'2" x 5'2" (2.81m x 1.60m)
The bathroom has a UPVC double-glazed obscure window on the side elevation, a low-level flush W/C, and a wash basin. There's a panelled bath equipped with a ceiling-mounted rainfall shower and a shower screen. Additional touches include a heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring

OUTSIDE

Front

To the front of the property is a driveway, a raised planted brick wall boundary, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south facing low-maintenance garden with decked seating areas, a gravelled area, a shed, 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 & 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

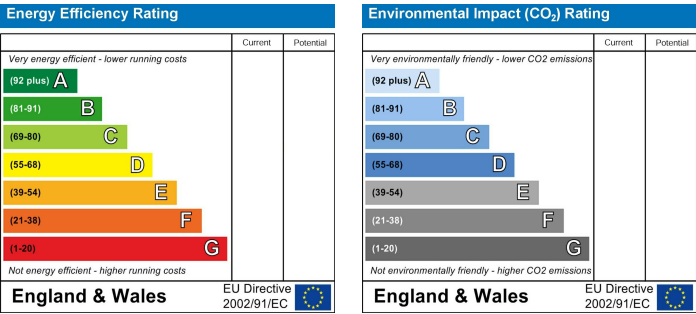
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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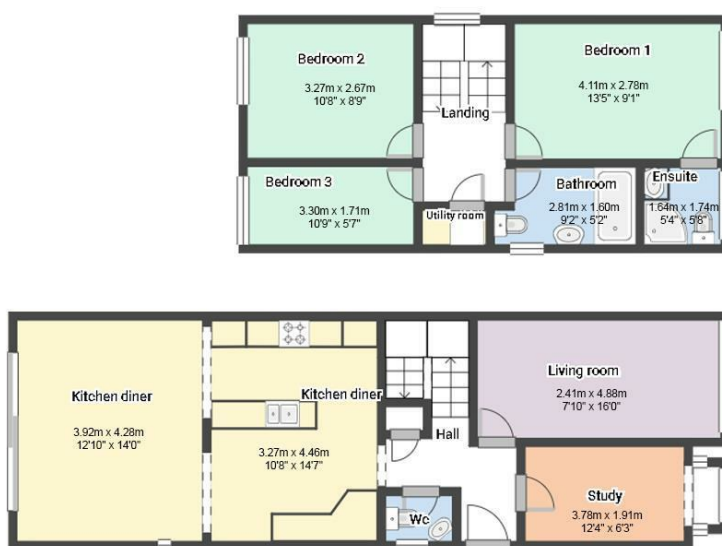
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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