

# HoldenCopley

PREPARE TO BE MOVED

Moore Road, Mapperley, Nottinghamshire NG3 6EF

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Offers In The Region Of £395,000



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## NO UPWARD CHAIN...

This bright and spacious detached home is tucked away in the ever-popular Mapperley area, combining flexible living space with a comfortable, family-friendly feel. It's well positioned for local amenities, transport links, full fibre broadband, and sits within sought-after school catchments. The current owner has carefully updated and maintained the property, including a stylish new family bathroom and upgraded double glazing throughout. Outside, the front features a double driveway with a dropped curb and a bin store topped with a green roof. Inside, a generous hallway with under-stairs storage (housing a tumble dryer) leads into a welcoming living space. The sitting room includes a feature fireplace and flows through to a bright dining area, ideal for entertaining. The modern kitchen offers a breakfast bar for casual meals, while bi-folding doors open onto a beautifully arranged garden. The outdoor space includes a lawn, large decked area, raised seating, a new sleeper planter, BBQ zone, and garden shed. Upstairs, a wide shaker-style staircase leads to three bedrooms. The smallest is ideal as a nursery, study, or single room. The master bedroom includes built-in storage, plenty of natural light, and a sleek en-suite. The second bedroom is also a generous size. The main bathroom features elegant tiling, a freestanding clawfoot bath, separate shower, vanity unit and toilet.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Double Driveway
- Enclosed Landscaped Rear Garden
- Popular Location











GROUND FLOOR

Entrance Hall

13'8" x 8'3" (max) (4.18m x 2.52m (max))  
The entrance hall has a UPVC double-glazed obscure window to the side, tiled entrance way leading to wood-effect flooring, carpeted stairs, a built-in cupboard, a radiator, coving to the ceiling, an understairs cupboard housing tumble dryer, recessed spotlights, and a UPVC door providing access to the accommodation.

Living Room

12'4" x 12'0" (3.78m x 3.66m )  
The living room has a UPVC double glazed window to the front, a TV point, a decorative fireplace with surround, coving to the ceiling, wood flooring, and open access to the dining room.

Dining Room

12'11" x 12'5" (max) (3.95m x 3.79m (max))  
The dining room has wood flooring, a radiator, ceiling coving, bi-folding doors leading out to the rear garden, and open access to the kitchen

Kitchen

9'10" x 8'8" (max) (3.02m x 2.66m (max))  
The kitchen is fitted with a range of modern base and wall units, complete with worktops and a breakfast bar. It features a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob with extractor fan, and an integrated fridge freezer, integrated dishwasher. There's also a freestanding washing machine. Finishing touches include coving to the ceiling, recessed spotlights, tiled splashback, tiled flooring, and a UPVC double glazed window overlooking the rear.

FIRST FLOOR

Landing

8'9" x 7'4" (max) (2.68m x 2.24m (max))  
The landing has a UPVC double glazed obscure window to the side, carpeted flooring, ceiling coving, and provides access to the first floor accommodation.

Bedroom One

12'11" x 11'10" (max) (3.96m x 3.63m (max))  
The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a fitted wardrobe, carpeted flooring, and access into the en-suite.

En-Suite

7'0" x 2'8" (2.14m x 0.82m )  
The en-suite has a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, and laminate flooring.

Bedroom Two

12'5" x 12'0" (3.79m x 3.67m )  
The second bedroom has a UPV double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

8'2" x 7'4" (2.51m x 2.26m )  
The third bedroom has a UPV double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

9'10" x 8'9" (max) (3.01m x 2.67m (max))  
The bathroom has a UPVC double-glazed obscure window to the rear, a low-level flush W/C, a vanity unit with an integrated wash basin, and a freestanding bath with claw feet and floor-mounted mixer taps. There's also a separate shower enclosure fitted with both a rainfall and handheld shower, recessed spotlights, a heated towel rail, partially tiled walls, and tiled flooring throughout.

OUTSIDE

Front

To the front of the property, there's a lawn bordered by railway sleepers, alongside a bin store surrounded by planted areas. There's also a double driveway and gated access leading through to the rear garden.

Rear

To the rear of the property, you'll find an enclosed garden featuring solar lights, a decked patio, a lawn, a raised seating area, planted beds, 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

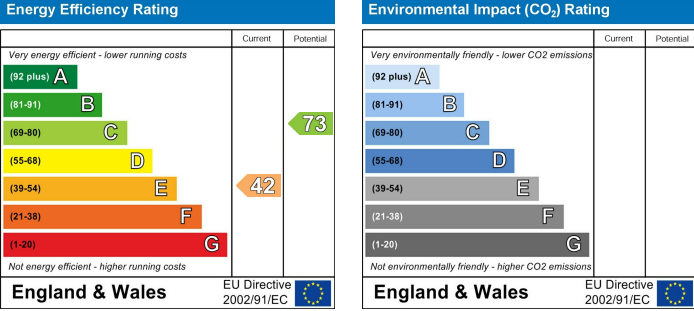
Council Tax Band Rating - Gedling Borough Council - Band C  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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