

# HoldenCopley

PREPARE TO BE MOVED

The Mount, Mapperley, Nottinghamshire NG3 6FX

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Guide Price £325,000 - £350,000



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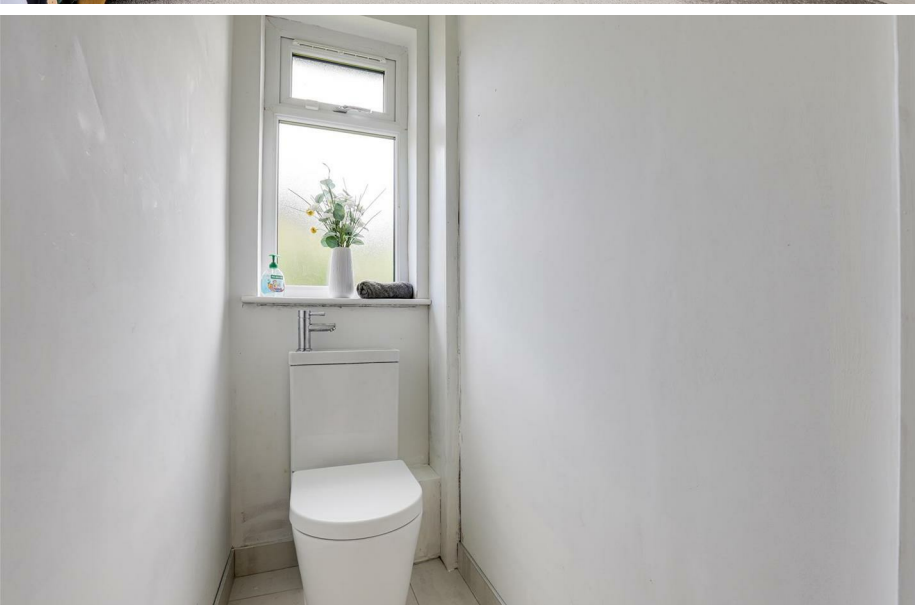
## RENOVATED DETACHED BUNGALOW...

This three-bedroom detached bungalow is truly a credit to the current owner as it benefits from having undergone a complete renovation throughout, offering a stunning high-spec finish and ready for you to move straight in. Situated in a quiet cul-de-sac within the highly sought-after Mapperley area, this home is just a short stroll from a fantastic range of local amenities, shops and popular eateries that Mapperley Top has to offer. It's also within catchment for excellent schools and boasts easy access into Nottingham City Centre. Internally, the accommodation comprises a stylish modern Wren kitchen featuring a range of integrated appliances, a breakfast bar with LED lighting and plenty of storage space, along with an inner hall and a spacious living room. There are three good-sized bedrooms, a contemporary four-piece bathroom suite and an additional WC, all finished to an exceptional standard. Outside, the property sits back from the road with a driveway providing ample off-road parking and access into the garage located on the lower level. To the rear is a private, low-maintenance south-facing garden, perfect for enjoying the warmer months.

MUST BE VIEWED







- Renovated Detached Bungalow
- Three Bedrooms
- Modern Fitted Wren Kitchen With Integrated Appliances
- Spacious Living Room
- Four-Piece Stylish Bathroom Suite
- Additional WC
- Brand New Boiler
- Driveway & Garage
- Low Maintenance South-Facing Garden
- Sought-After Location











ACCOMMODATION

Kitchen

14'1" x 14'10" (4.30m x 4.53m)

The newly fitted Wren kitchen has a range of handleless gloss base and wall units with worktops and a central breakfast bar island, LED lighting, a composite sink and a half with a mixer tap and drainer, an integrated dishwasher, an integrated oven, an integrated microwave combi-oven, an electric hob with an angled extractor fan, an integrated fridge freezer, an integrated washing machine, an integrated tumble-dryer, tiled flooring, a vertical radiator, plinth lighting, recessed spotlights, a range of double-glazed windows with integral blinds to the front and side elevation, and a single composite door providing access into the accommodation.

Hall

12'0" x 6'5" (3.68m x 1.98m)

The inner hall has tiled flooring, a radiator, and recessed spotlights.

Living Room

12'10" x 15'1" (3.93m x 4.61m)

The living room has carpeted flooring, recessed spotlights, a radiator, a TV point, a double-glazed window to the side elevation, and double-sliding patio doors leading out to the rear garden.

Master Bedroom

11'11" x 9'11" (3.65m x 3.03m)

The main bedroom has a double-glazed window to the rear elevation, carpeted flooring, a wall-mounted TV point, recessed spotlights, and a radiator.

Bedroom Two

9'11" x 9'10" (3.04m x 3.00m)

The second bedroom has a double-glazed window to the front elevation, carpeted flooring, a wall-mounted TV point, recessed spotlights, and a radiator.

Bedroom Three

8'10" x 9'0" (2.70m x 2.75m)

The third bedroom has a double-glazed window to the side elevation, carpeted flooring, recessed spotlights, and a radiator.

Bathroom

9'2" x 5'4" (2.81m x 1.63m)

The bathroom has a concealed dual flush WC combined with a wash basin and fitted storage, a double-ended bath with central taps and a handheld shower head, a walk-in shower enclosure, partially tiled walls, tiled flooring, a matte black heated towel rail, recessed spotlights, an extractor fan, and a double-glazed obscure window to the side elevation.

WC

4'11" x 2'7" (1.51m x 0.81m)

This space has a 2-in-1 WC and wash basin, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

LOWER LEVEL

Garage

The garage has double doors opening out onto the front driveway.

OUTSIDE

Front

To the front of the property is a driveway leading into the garage, a wall-mounted electric car-charging point, blue slate chippings, rockery, a range of plants, external lighting, and side access to the rear garden.

Rear

To the rear of the property is an enclosed multi-level garden with a patio area, blue slate chippings, external lighting, rockery, various plants, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G / 5G coverage

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 risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

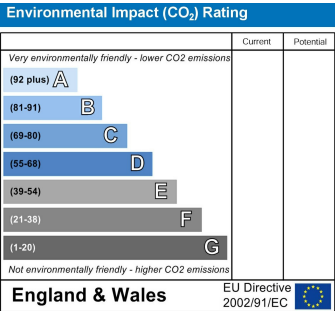
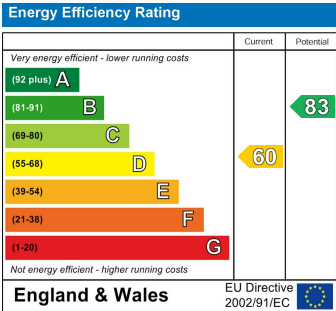
Council Tax Band Rating - Gedling Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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