

HoldenCopley

PREPARE TO BE MOVED

Hartland Drive, Mapperley, Nottinghamshire NG3 5UZ

Guide Price £400,000 - £425,000

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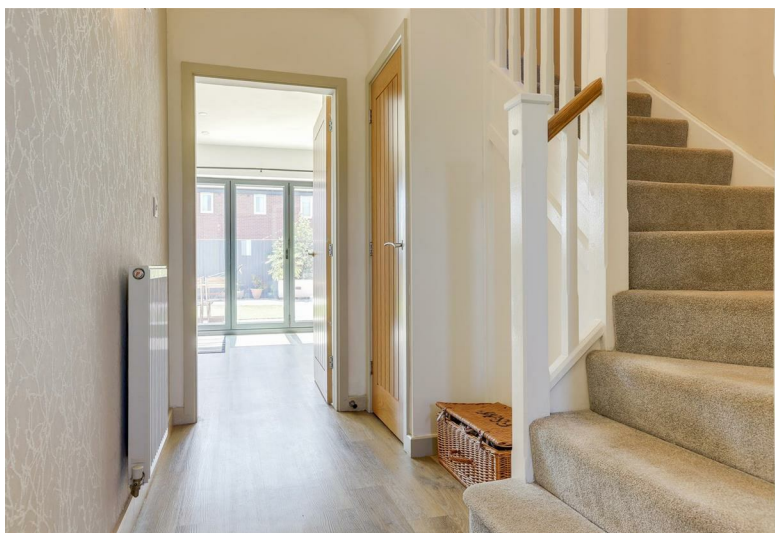


GUIDE PRICE: £400,000 - £425,000

STUNNING FAMILY HOME IN A SOUGHT-AFTER LOCATION...

This beautifully presented three-bedroom detached house would make an ideal purchase for any growing family looking for a home that's ready to move straight into. The property is perfectly positioned opposite the scenic Gedling Country Park, offering lovely views and plenty of outdoor space right on your doorstep, whilst being within easy reach of local amenities, retail parks, excellent school catchments and convenient commuting links. To the ground floor, the accommodation comprises an inviting entrance hall, a modern WC, a spacious living room, and a stylish kitchen diner featuring a range of integrated appliances and a bi-folding door that opens out to the rear patio — perfect for family meals or entertaining guests. There's also a separate utility room providing additional storage and practicality. Upstairs, you'll find three good-sized bedrooms, all well presented, serviced by a contemporary family bathroom suite, with the master bedroom benefiting from its own en-suite for added luxury. Outside, the property boasts a driveway providing off-road parking for two cars complete with an EV charger, and access to a versatile detached garage which has been carpeted and could be used as additional storage or a home office space. To the rear is a lovely enclosed garden with patio areas and a well-kept lawn — ideal for enjoying the warmer months.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner With Integrated Appliances
- Utility & WC
- Two Bathroom Suites
- Well-Maintained Rear Garden
- Driveway & HIVE Electric Car Charging Point
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'6" x 8'1" (max) (4.43m x 2.47m (max))

The entrance hall has laminate flooring, carpeted stairs, a radiator, an in-built under stair cupboard, wall-light fixtures, and a single composite door providing access into the accommodation.

W/C

5'8" x 3'5" (1.73m x 1.06m)

This space has a low level dual flush WC, a wall-mounted wash basin, tiled splashback, laminate flooring, a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Living Room

16'10" x 11'0" (max) (5.14m x 3.36m (max))

The living room has a UPVC double-glazed square bay window with bespoke fitted shutter blinds to the front elevation, carpeted flooring, a TV point, and a radiator.

Kitchen/Diner

19'4" x 13'9" (max) (5.90m x 4.20m (max))

The kitchen has a range of fitted shaker-style base and wall units with laminate worktops, a composite sink with a swan neck mixer tap, an integrated double oven, an induction hob with an extractor fan and splashback, an integrated fridge and freezer, an integrated dishwasher, space for a dining table, laminate flooring, two radiators, recessed spotlights, a UPVC double-glazed window to the rear elevation, and bi-folding doors opening out to the garden.

Utility

5'9" x 4'2" (max) (1.76m x 1.29m (max))

The utility room has a fitted worktop, a concealed boiler, space and plumbing for a washing machine, wall-mounted coat hooks, a wall-mounted consumer unit, a radiator, laminate flooring, recessed spotlights, and a single composite door providing side access.

FIRST FLOOR

Landing

15'6" x 12'3" (max) (4.74m x 3.74m (max))

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, an in-built cupboard, access to the partially boarded loft, and provides access to the first floor accommodation.

Bedroom One

19'5" x 10'7" (max) (5.92m x 3.24m (max))

The first bedroom has two UPVC double-glazed windows with bespoke fitted shutter blinds to the front elevation, carpeted flooring, two radiators, fitted sliding door wardrobes, and access into the en-suite.

En-Suite

8'0" x 5'1" (max) (2.45m x 1.55m (max))

The en-suite has a low level dual flush WC, a pedestal wash basin, a double shower enclosure with an overhead rainfall shower head and a handheld shower head, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'6" x 8'5" (max) (3.82m x 2.57m (max))

The second bedroom has a UPVC double-glazed window with a bespoke fitted shutter blind, a radiator, carpeted flooring, and a fitted mirrored sliding door wardrobe.

Bedroom Three

10'9" x 6'7" (3.28m x 2.02m)

The third bedroom has a UPVC double-glazed window with a bespoke fitted shutter blind to the rear elevation, carpeted flooring, and a radiator.

Bathroom

7'1" x 5'8" (2.17m x 1.75m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage underneath, a double-ended bath with central taps and a handheld shower head, a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a driveway for two cars, a wall-mounted HIVE electric car charging point, and access into the detached garage.

Garage

19'3" x 10'2" (5.88m x 3.12m)

The garage has lighting, carpeted flooring, fitted wall units, power points, full height double-glazed windows to the front elevation, and double doors opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with multiple patio areas with blue slate chipped borders, external lighting, a lawn, various plants, fence panelled boundaries, and gated access.

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

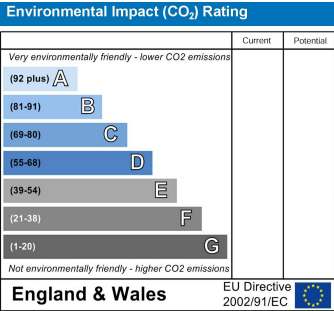
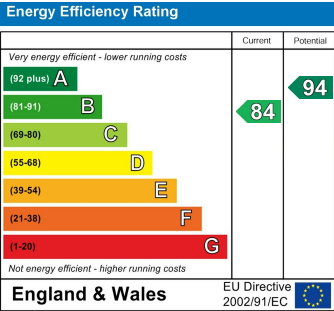
Council Tax Band Rating - Gedling Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £141

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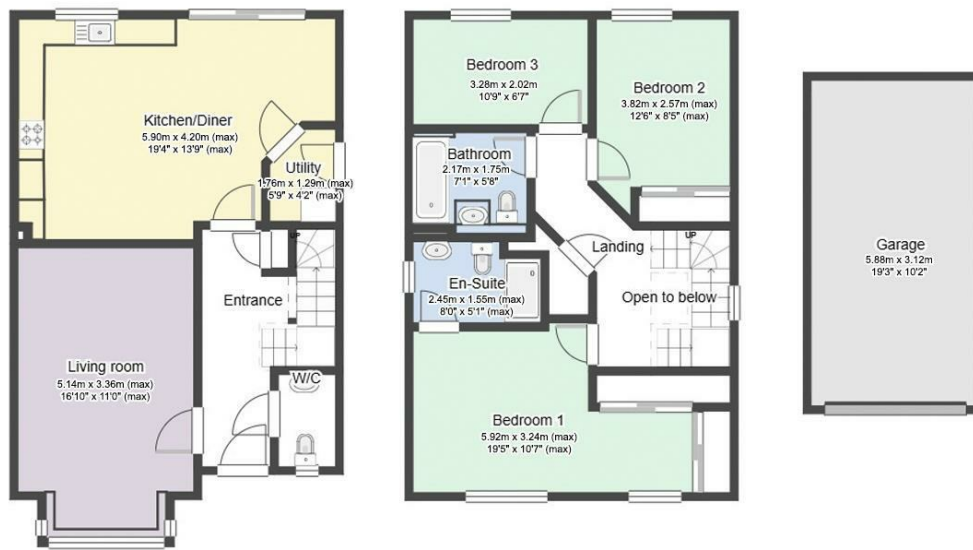
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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