

HoldenCopley

PREPARE TO BE MOVED

Kent Road, Mapperley, Nottinghamshire NG3 6BS

Guide Price £450,000

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GUIDE PRICE: £450,000 - £475,000

This well-presented five-bedroom detached house offers the perfect blend of space, comfort, and functionality, making it an ideal home for a growing family. Set across three floors, the property provides generous and versatile living accommodation that has been maintained to a high standard throughout. The ground floor comprises a welcoming entrance hall, a cosy den room, and a spacious living room with double French doors opening onto the rear garden—perfect for everyday family life or entertaining guests. A stylish, modern kitchen is fitted with a range of base and wall units, integrated appliances, and tiled finishes, while a useful ground floor W/C adds extra practicality. To the first floor, you'll find four well-proportioned double bedrooms. Two of these have open access between them, creating a flexible space currently used as a bedroom, dressing room, and en-suite. This layout could easily be reconfigured to form separate bedrooms once again, depending on your needs. All bedrooms on this floor are served by a contemporary four-piece family bathroom. The second floor hosts the impressive master bedroom, which features built-in wardrobes, two Velux windows providing plenty of natural light, and access to a private en-suite shower room—offering a peaceful retreat at the top of the house. Outside, the front of the property boasts a driveway providing off-street parking and access to a detached garage. To the rear, there is a good-sized enclosed garden complete with a patio area, steps up to a well-maintained lawn, and a decked seating space—perfect for relaxing or outdoor dining. Situated within walking distance of Mapperley Top, this home enjoys close proximity to a wide range of local amenities including shops, cafes, bars, and restaurants. The area also benefits from excellent transport links into Nottingham City Centre and is within catchment for well-regarded schools—making it an ideal location for family living.





- Detached House
- Five Double Bedrooms
- Two Receptions Rooms
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Two En-Suites & Ground Floor W/C
- Spacious Rear Garden
- Driveway & Garage
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

3'3" x 20'6" (1.00m x 6.27m)

The entrance hall features wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, and a single composite door leading into the accommodation.

Den Room

16'5" x 8'4" (5.02m x 2.56m)

The den room features carpeted flooring, a radiator, and a UPVC double-glazed window with fixed shutter blinds to the front elevation.

Living Room

13'3" x 21'0" (4.06m x 6.42m)

The living room features carpeted flooring, two radiators, UPVC double-glazed windows to the rear elevation, and double French doors opening onto the rear garden.

Kitchen

16'7" x 8'5" (5.05m x 2.57m)

The kitchen features a range of fitted base and wall units with worktops, an undermount sink with a swan neck mixer tap, an integrated double oven, a tiled splashback, a gas hob with extractor fan, space for an American fridge freezer, an integrated dishwasher, a radiator, tiled flooring, recessed spotlights, a UPVC double-glazed window with fixed shutter blinds to the front elevation, and a UPVC door leading to the rear garden.

W/C

6'3" x 3'1" (1.93m x 0.95m)

This space features a low-level dual flush W/C, a wall-mounted wash basin with tiled splashback, a radiator, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

5'2" x 10'5" (1.59m x 3.20m)

The landing features carpeted flooring, a radiator, and provides access to the first-floor accommodation.

Bedroom Two

13'7" x 12'0" (4.15m x 3.66m)

The second bedroom features carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Three

10'4" x 10'11" (3.16m x 3.35m)

The third bedroom features wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation, and open access to the fifth bedroom, which is currently used as a dressing room.

Bedroom Flve

11'0" x 10'3" (3.36m x 3.14m)

The fifth bedroom features wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En Suite

6'10" x 7'1" (2.10m x 2.18m)

The fifth bedroom has wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

Bedroom Four

11'9" x 8'8" (3.60m x 2.66m)

The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

8'7" x 8'6" (2.64m x 2.61m)

The bathroom features a low-level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a mains-fed shower and handheld shower head, an extractor fan, laminate flooring, partially tiled walls, and a UPVC double-glazed window to the side elevation.

SECOND FLOOR

Master Bedroom

16'1" x 13'8" (4.92m x 4.17m)

The main bedroom features carpeted flooring, a radiator, built-in wardrobes, recessed spotlights, a UPVC double-glazed window, two Velux windows, and access to the en-suite.

En-Suite

6'5" x 4'6" (1.98m x 1.38m)

The en-suite features a low-level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower and handheld shower head, a radiator, laminate flooring, partially tiled walls, and a Velux window.

OUTSIDE

Front

To the front of the property, there is a driveway for off-street parking, access to the detached garage, a well-maintained lawn, a central path leading to the entrance, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio area, steps leading up to a maintained lawn, a decked seating area, and fenced panelled boundaries.

ADDITIONAL INFORMATION

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

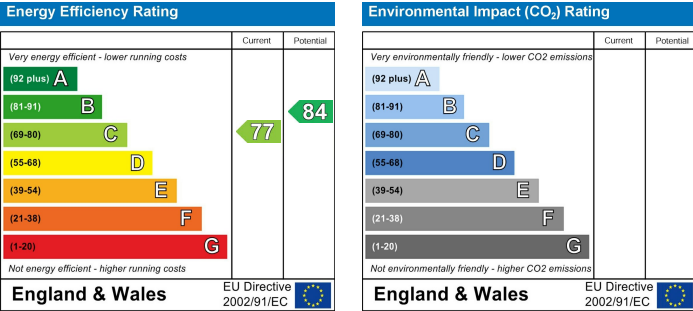
DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band TBC
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
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

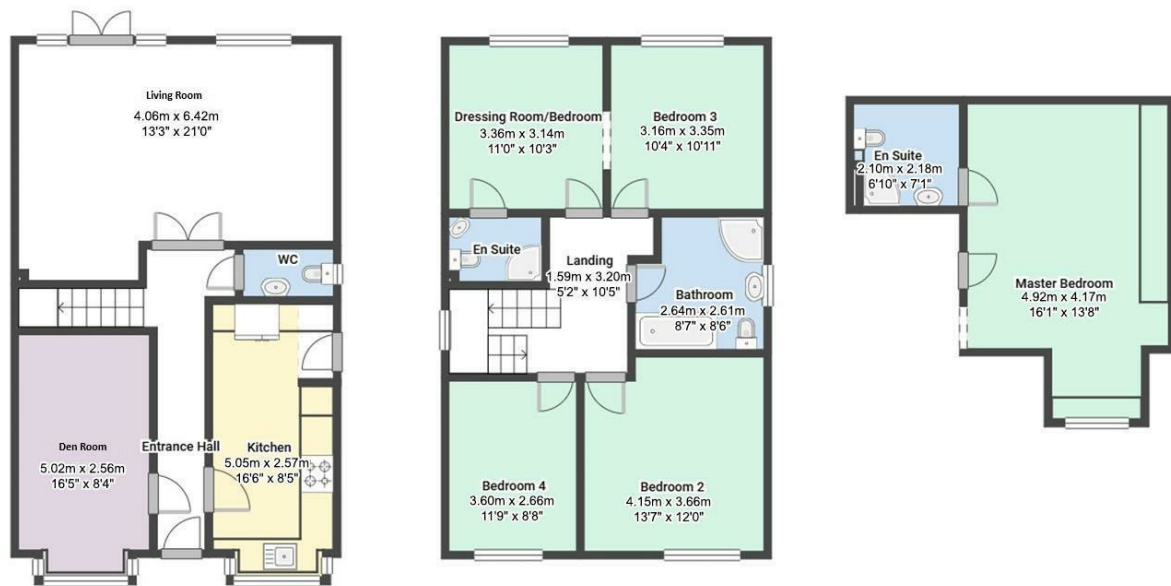
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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