

HoldenCopley

PREPARE TO BE MOVED

Bennett Road, Mapperley, Nottinghamshire NG3 6BT

Guide Price £350,000

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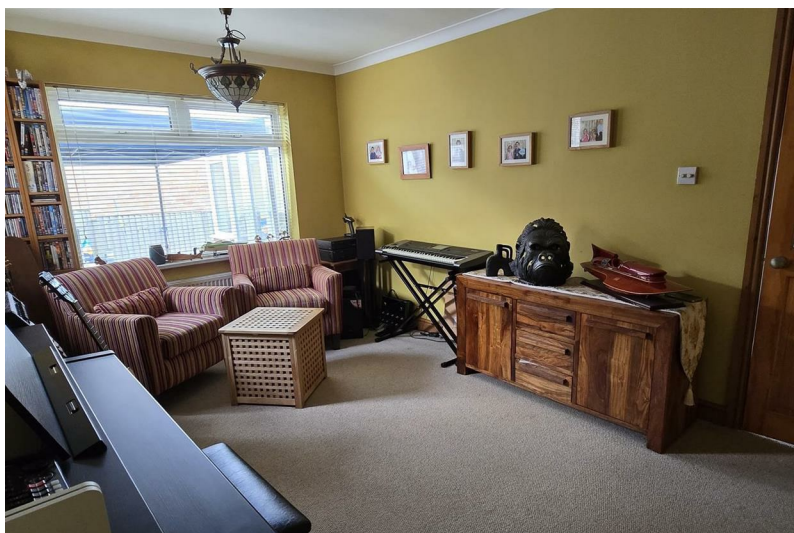
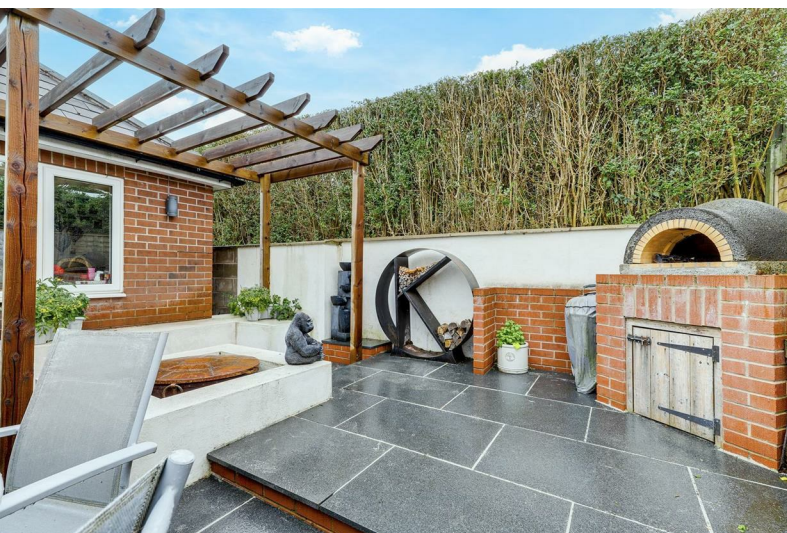


GUIDE PRICE... £350,000 - £375,000

DETACHED BUNGALOW IN PRIME LOCATION...

This three-bedroom detached bungalow offers deceptively spacious and well presented accommodation that is ready to move straight into – perfect for a range of buyers including families, downsizers, and professionals alike. Situated in a sought-after location, this home is within easy reach of local shops, excellent transport links, well-regarded schools, and the ever-popular Gedling Country Park, making it the ideal base for convenient and connected living. Internally, the property boasts a porch and entrance hallway, a shaker-style fitted kitchen, a cosy sitting room, and a bright and airy living room. The conservatory adds further living space and benefits from double French doors that open out onto the stunning garden – perfect for indoor-outdoor entertaining. There are three well-proportioned bedrooms and a contemporary four-piece bathroom suite featuring a freestanding rolltop bath, walk-in shower, wash basin, and W/C – all finished to a high standard. Externally, the property boasts impressive curb appeal with an attractive imprinted concrete driveway to the front, offering off-road parking for up to three vehicles. To the rear, enjoy a private, south-facing landscaped garden with premium Italian granite paving, a brick-built pizza oven, and a versatile outbuilding currently set up as a gym and storage room, with an attached bike store – ideal for hobbies, fitness, or even home working. This is an opportunity to secure a modern, move-in ready bungalow in a desirable area – viewing is essential to appreciate the space and quality on offer.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms & Conservatory
- Modern Four Piece Bathroom Suite
- Versatile Detached Outbuilding
- Off-Road Parking
- Private Low Maintenance South-Facing Garden
- Sought After Location
- Must Be Viewed





ACCOMMODATION

Porch

7'7" x 6'1" (2.33 x 1.86)

The porch has UPVC double-glazed windows to the front elevation, tiled flooring, coving and a single composite door providing access into the accommodation.

Hallway

15'3" x 3'11" (4.67 x 1.21)

The hallway has tiled flooring, a radiator, coving and access into the partially boarded loft with lighting via a drop-down ladder.

Kitchen

10'4" x 10'2" (3.17 x 3.11)

The kitchen has a range of fitted shaker style base and wall units with worktops, space for a freestanding cooker with an extractor hood, a sink and a half with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a radiator, a wall-mounted boiler, coving, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing side access.

Sitting Room

14'4" x 9'8" (4.38 x 2.97)

The sitting room has UPVC double-glazed windows to the rear and side elevation, carpeted flooring, a radiator and coving.

Living Room

14'7" x 10'11" (4.45 x 3.33)

The living room has UPVC double-glazed windows to the side elevation, wood-effect flooring, two radiators, a recessed chimney breast alcove, coving, recessed spotlights and sliding patio doors into the conservatory.

Conservatory

10'10" x 10'8" (3.32 x 3.27)

The conservatory has UPVC double-glazed windows to the rear and side elevations, tiled flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Master Bedroom

11'5" x 10'11" (3.50 x 3.34)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe and coving.

Passage

2'10" x 2'10" (0.87 x 0.87)

The passage has carpeted flooring and a built-in cupboard.

Bedroom Two

12'11" x 9'8" (3.94 x 2.96)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, fitted double wardrobes, coving and recessed spotlights.

Bedroom Three

10'11" x 7'1" (3.33 x 2.18)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, fitted wardrobes, coving and recessed spotlights.

Bathroom

9'8" x 6'2" (2.97 x 1.88)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower, a freestanding roll top bathtub with a hand-held shower, a recessed wall alcove, wood-effect flooring, waterproof wall panels, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is an imprinted concrete driveway with availability to park three vehicles, a decorative stone garden with a brick-built raised planter with various plants and wooden gates providing rear access.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, Italian granite paving, a brick-built pizza oven, a pergola, a wooden raised planter with various plants and a versatile outbuilding.

Gym

9'8" x 9'6" (2.95 x 2.91)

The gym has lighting, power points, a skylight and a single composite door providing access.

Storage Room

9'6" x 4'0" (2.92 x 1.22)

The storage room has lighting and power points.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 5G & some 3G & 4G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the extension has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

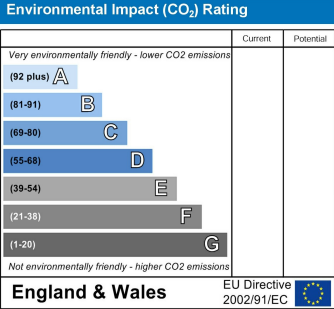
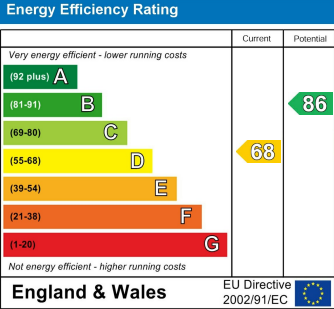
The vendor has advised the following:

Property Tenure is Freehold

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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 license 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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