

HoldenCopley

PREPARE TO BE MOVED

Tavistock Avenue, Mapperley Park, Nottinghamshire NG3 5BD

Offers In The Region Of £495,000

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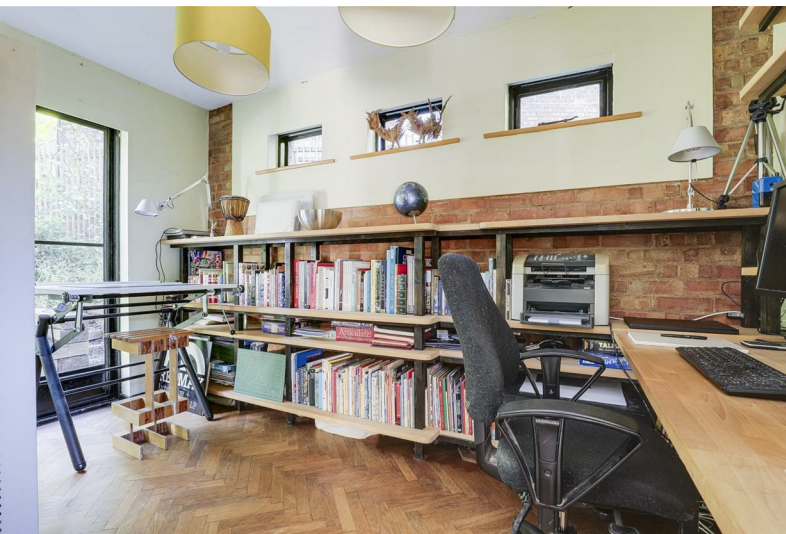


UNIQUE HOME IN A SOUGHT-AFTER LOCATION...

NO CHAIN

This architect-designed three-bedroom detached home is full of unique features and character throughout, set in the highly regarded Mapperley Park, just a short distance from Nottingham City Centre. Ideally located for convenience, it's close to a wide range of shops, cafes, and local amenities, with the Arboretum Park within walking distance. Excellent transport links, including the train station, and access to a choice of schools such as The High School, add to the appeal. The ground floor begins with an entrance hall leading into a spacious reception room, which features a cosy log burner and a study area to the rear. This room is filled with natural light and opens onto a seating area outside. There's also a fitted kitchen diner, providing a great space for cooking and family dining. Upstairs, the property offers two double bedrooms and a comfortable single, along with a bathroom featuring a walk-in shower and a separate W/C. Outside, the front of the property includes a driveway for off-road parking and a private lawned garden, bordered by mature trees, plants, and shrubs. A decked seating area provides a spot to sit and enjoy the surroundings. To the rear, the garden is enclosed and well-established, featuring a paved patio, log store, and steps leading down to a cellar offering useful storage. Surrounded by greenery, the garden feels private and provides plenty of space for relaxing or entertaining.

MUST BE VIEWED!





- Architect-Designed Home
- Three Bedrooms
- Reception Room & Study Area
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Separate W/C
- Cellar
- Driveway
- Unique Features Throughout
- Sought-After Location
- No Chain





GROUND FLOOR

Entrance Hall

8*5" x 11*7" (2.57m x 3.54m)

The entrance hall features entrance matting and exposed wooden flooring, a radiator, an in-built cupboard, single-glazed Crittall windows and a single door providing access into the accommodation.

Living Room

12*0" x 18*9" (3.68m x 5.72m)

The living room features exposed wooden flooring, a radiator, a raised hearth with tiled flooring houses a log-burning stove, built-in shelving, open-plan access to the study, two Crittall single-glazed windows and Crittall doors providing access to the front garden.

Study

6*10" x 12*2" (2.10m x 3.71m)

The study features parquet flooring, a radiator, four Crittall single-glazed windows and double Crittall doors providing access to the rear garden.

Kitchen

11*11" x 15*9" max (3.65m x 4.82m max)

The kitchen has base units with stainless steel worktops, a sink and a half with a swan neck mixer tap, space and plumbing for a washing machine, a dishwasher & range cooker, fitted shelves, partially tiled walls, tiled flooring, a vertical radiator, a single-glazed Crittall window, double Crittall doors providing access to the rear garden and a single stable door providing access to the rear garden.

FIRST FLOOR

Landing

21*9" x 9*7" (6.63m x 2.94m)

The landing features exposed wooden flooring and benefits from both a full-height and a standard single-glazed Crittall window, with access to the first-floor accommodation.

Master Bedroom

12*3" x 11*5" (3.75m x 3.49m)

The main bedroom features exposed wooden flooring, a radiator, built-in wardrobes and two single-glazed Crittall windows.

Bedroom Two

10*0" x 10*3" (3.05m x 3.13m)

The second bedroom features exposed wooden flooring, a radiator, built-in shelves, hanging rail, a pull-down desk, and double Crittall doors providing access to the balcony.

Bedroom Three

9*3" x 6*6" (2.84m x 1.99m)

The third bedroom features exposed wooden flooring, a radiator, access to the loft, and a single-glazed Crittall window.

Bathroom

9*0" x 7*7" (2.76m x 2.33m)

The bathroom has two wash basins, a walk-in shower with a shower fixture, a heated towel rail, partially tiled walls, in-built cupboard, an extractor fan, exposed wooden flooring, a single-glazed Crittall window.

W/C

2*9" x 4*9" (0.85m x 1.46m)

This space has a concealed low level dual flush W/C, partially tiled walls, exposed wooden flooring, and a single-glazed Crittall window.

BASEMENT

Cellar

12*1" x 9*0" (3.69m x 2.76m)

The cellar has power supply and ample storage space.

OUTSIDE

Front

To the front of the property, there is a driveway providing off-road parking, gated access to the rear garden, and a private lawned garden bordered by mature

trees, plants, and shrubs, with established hedge boundaries offering privacy. A decked seating area provides an ideal space to sit and enjoy the surroundings.

Rear

The rear garden is private and well-established, featuring a paved patio area, a wood log store area and steps leading to the cellar. There's a seating area, surrounded by mature trees, shrubs, and planting. The garden is enclosed with hedging and fence panelling that offers a good level of privacy, with plenty of usable outdoor space for seating or entertaining.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & some coverage of 5G
- Sewage – Mains Supply
- Flood Risk – Yes within the last 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

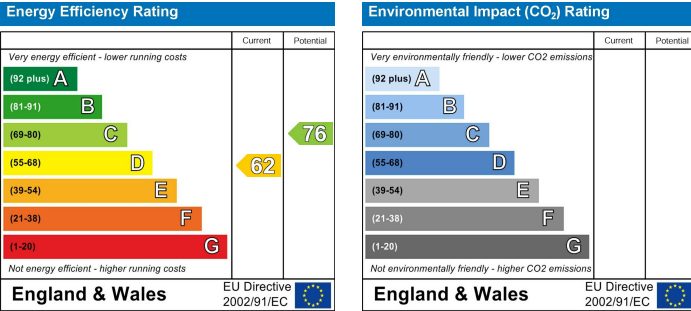
Council Tax Band Rating -Nottingham City Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Total area: Approx. 110.98 sqm / 1194.58 sqft (for guidance purposes only.)

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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