

HoldenCopley

PREPARE TO BE MOVED

Kent Road, Nottingham, NG3 6BE

Guide Price £375,000 - £395,000

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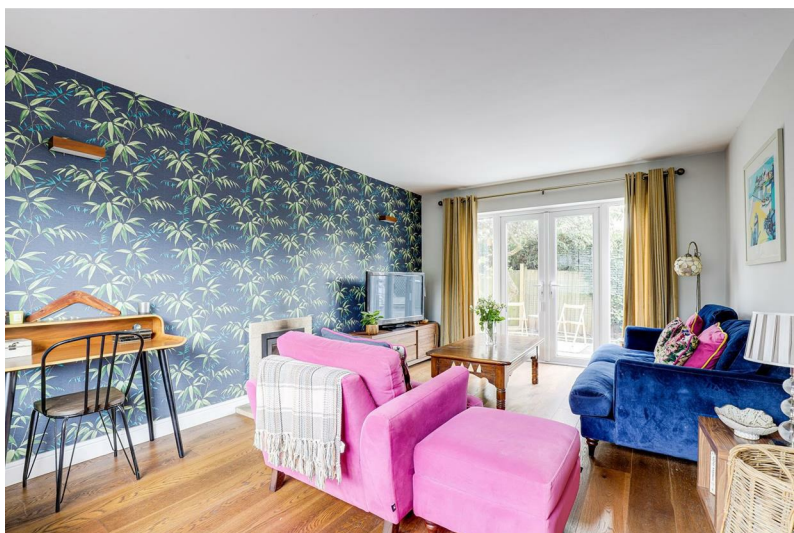


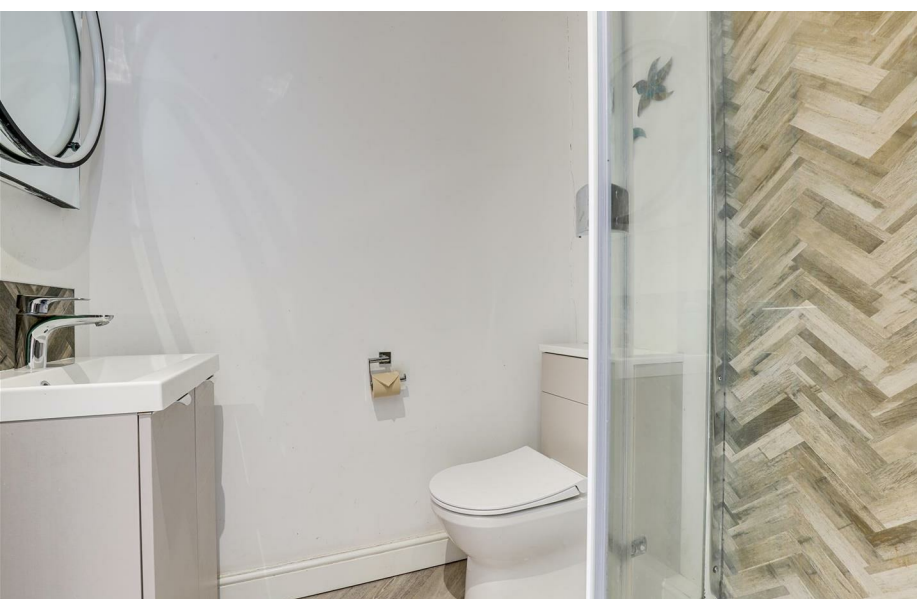
GUIDE PRICE £375,000 - £395,000

SPACIOUS AND MODERN FAMILY HOME...

This spacious and modern three-bedroom detached home is perfectly positioned in a highly sought-after area of Mapperley, just a short distance from local shops, cafes, restaurants, and bars. With excellent transport links and easy access to nearby schools, it's an ideal setting for families and professionals alike. Inside, the ground floor opens with an entrance hall leading through to a generous living room, complete with a cosy log burner and French doors that open directly onto the rear garden. At the heart of the home is a contemporary kitchen, which flows seamlessly into the open-plan dining area, a great space for everyday living and entertaining. There's also a convenient downstairs W/C and a separate utility room located just off the hallway. Upstairs, you'll find three well-proportioned double bedrooms. The main bedroom benefits from fitted wardrobes and a private en-suite. The additional two bedrooms are served by a modern family bathroom, and just off the landing is a useful dressing area with built-in wardrobes. Outside, the property offers off-road parking to the front via a private driveway. The enclosed rear garden is a lovely space to enjoy, featuring a lawn, raised flower beds, a decked seating area, and a versatile outbuilding currently used as a home gym, complete with air conditioning.

MUST BE VIEWED!





- Detached House
- Three Double Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen
- Ground Floor W/C & Utility Room
- Stylish En-Suite & Family Bathroom
- Driveway
- Private Garden & Gym
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'9" x 7'8" (2.37m x 2.35m)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, an in-built cupboard, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Living Room

17'1" x 11'10" (5.22m x 3.61m)

The living room has laminate wood-effect flooring, a radiator, a recessed alcove with a feature log burner with a stone surround, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear elevation.

Dining Room

11'1" x 17'1" (3.65m x 5.21m)

The dining room has vinyl flooring, two radiators, recessed spotlights, fitted dining bench with built-in storage, open-plan to the kitchen and a UPVC double-glazed window to the front elevation.

Kitchen

10'11" x 9'10" (3.35m x 3.01m)

The kitchen has a range of fitted base and wall units with a breakfast bar, worktops with a matching splash back, an undermount stainless steel sink and a half with a swan neck mixer tap, a freestanding range cooker and an extractor fan, partially tiled walls, recessed spotlights, two Velux windows, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

W/C

4'9" x 2'8" (1.45m x 0.83m)

This space and a low level dual flush W/C, a vanity storage unit with a wash basin, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

Utility Room

The utility room has a fitted base unit with a worktop, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine & tumble dryer, partially tiled walls and vinyl flooring.

FIRST FLOOR

Landing

2'5" x 8'8" (0.74m x 2.66m)

The landing has carpeted flooring, recessed spotlights, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11'1" x 11'1" (max) (3.64m x 3.38m (max))

The main bedroom has carpeted flooring and vinyl flooring, a radiator, recessed spotlights, fitted wardrobes, access to the en-suite and two UPVC double-glazed windows to the front and rear elevations.

En-Suite

5'8" x 5'3" (1.74m x 1.61m)

The en-suite has a low level dual flush W/c, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, waterproof boarding, vinyl flooring, recessed spotlights & extractor fan.

Bedroom Two

12'1" x 8'6" (3.68m x 2.59m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights and two UPVC double-glazed windows to the rear elevation.

Bedroom Three

8'3" x 10'11" (2.52m x 3.34m)

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

Dressing Area

6'4" x 6'0" (1.94m x 1.84m)

The dressing area has carpeted flooring, recessed spotlights, floor-to-ceiling fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bathroom

5'8" x 7'6" (1.75m x 2.31m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, vinyl flooring and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, fence panelling and hedge border boundaries.

Rear

To the rear of the property is an enclosed private garden with a lawn, a decked seating area, raised bed borders with plants and shrubs, access to the gym and fence panelling boundaries.

Gym

19'3" x 6'11" (5.89m x 2.12m)

The gym has rubber tiled flooring, recessed spotlights, a wall-mounted air conditioning unit, LED strip lighting, a UPVC double-glazed window to the side elevation and double French doors to provide access.

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 and Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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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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.

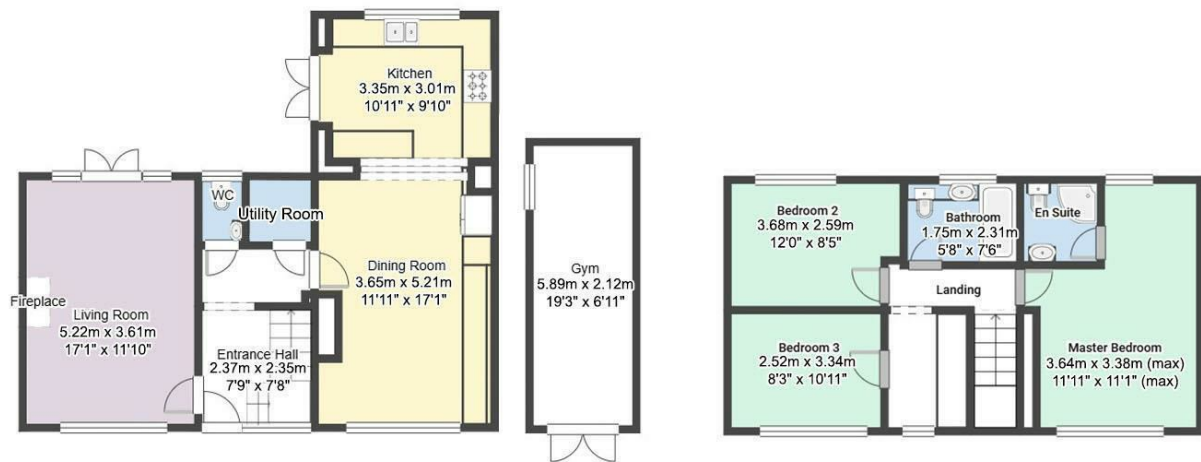
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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