

HoldenCopley

PREPARE TO BE MOVED

Daisy Road, Mapperley, Nottinghamshire NG3 6HH

Guide Price £325,000 - £350,000

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LOCATION, LOCATION, LOCATION...

This three-bedroom detached house is situated in a prime location within easy reach of a range of excellent amenities, regular transport links, sought-after school catchments and just a short distance from Nottingham City Centre, making it a fantastic purchase for any growing family looking for a home to make their own. The property offers spacious and versatile accommodation set across three floors. To the ground floor, there is an entrance hall, a bay-fronted living room, a separate dining room, a fitted kitchen and access down to the cellar, which is split into two useful spaces. The first floor offers two double bedrooms serviced by a generously sized six-piece family bathroom suite, with the second floor hosting a large third bedroom complete with an en-suite. Outside to the front is a gated driveway providing access into the double garage with an electric door, leading through to a workshop. To the rear of the property is a beautifully maintained garden with a large lawn, paved patio area and well-stocked herbaceous borders – ideal for entertaining during the warmer months.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Six-Piece Bathroom Suite & En-Suite to Master
- Cellar
- Outbuildings, Workshop & Double Garage
- Gated Driveway
- Well-Maintained South-Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*3" x 12*2" (1.61m x 3.73m)

The entrance hall has carpeted flooring, a radiator, an in-built cloak cupboard, a UPVC double-glazed obscure window to the side elevation, coving to the ceiling, and a single UPVC door providing access into the accommodation.

Living Room

15*1" x 15*2" (4.61m x 4.64m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a Georgian Revival style marble antique fire surround with a Regency style electric fire insert, a wall niche, a radiator, and double doors into the dining room.

Dining Room

15*3" x 12*7" (4.65m x 3.86m)

The dining room has carpeted flooring, coving to the ceiling, two radiators, a full height UPVC double-glazed window to the rear elevation, and double doors leading into the kitchen.

Kitchen

10*7" x 11*5" (3.23m x 3.50m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, a five-ring gas hob with an extractor fan, a double oven, space for a fridge and freezer, quarry tiled flooring, fully tiled walls, wood-panelled ceiling with recessed spotlights, a UPVC double-glazed window to the rear elevation, a circular window to the side elevation, access to the cellar, and a single UPVC door providing access into the accommodation.

BASEMENT LEVEL

Cellar

15*5" x 12*2" (4.71m x 3.73m)

The cellar is split into two sections and has lighting, space and plumbing for a washing machine, and power points.

FIRST FLOOR

Landing

5*8" x 12*8" (1.75m x 3.88m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, wall-light fixtures, a radiator, and provides access to the first floor accommodation.

Bedroom Two

11*1" x 12*7" (3.65m x 3.86m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and in-built wardrobes with overhead storage.

Bedroom Three

9*3" x 12*0" (2.84m x 3.67m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and fitted cupboards with over-the-bed storage.

Bathroom

11*2" x 11*2" (3.42m x 3.41m)

The bathroom has a low level flush WC, a bidet, two sunken wash basins with fitted storage underneath, a corner fitted bath, a shower enclosure, partially tiled walls, carpeted flooring, a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Bedroom One

12*4" x 14*6" (3.76m x 4.44m)

The first bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, two in-built eaves cupboards, wall-light fixtures, and provides access into the en-suite.

En-Suite

3*10" x 8*2" (1.19m x 2.49m)

The en-suite has a low level flush WC, a wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, a radiator, vinyl flooring, and a panelled ceiling.

OUTSIDE

Front

To the front of the property is a gated driveway providing off-road parking, external lighting, side access to the garden, and access into garage.

Double Garage

15*3" x 17*9" (4.67m x 5.42m)

The double garage has power points, a window to the side, access into the workshop, and an electric up and over door opening out onto the front driveway.

Workshop

14*1" x 15*5" (4.31m x 4.71m)

The workshop has UPVC double-glazed windows to the side and rear elevation, power points, and a fitted workbench.

Rear

To the rear of the property is a private enclosed garden with paved area, a lawn, a range of decorative plants and shrubs, a greenhouse, access into the outhouse shed, and enclosed by fence panelling / brick boundaries.

Shed

4*10" x 5*10" (1.49m x 1.79m)

The shed has lighting, power points, and wall-mounted shelving.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
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

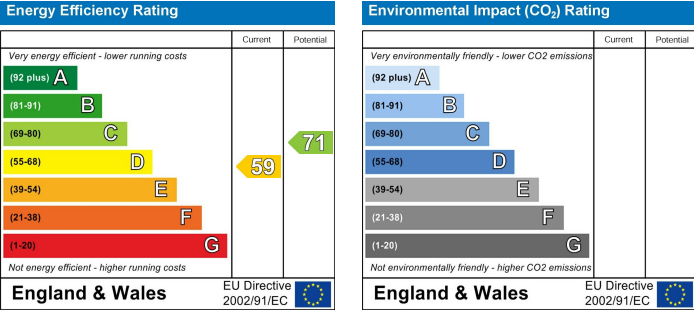
Council Tax Band Rating - Council - Band
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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