

HoldenCopley

PREPARE TO BE MOVED

Plains Road, Mapperley, Nottinghamshire NG3 5LE

Guide Price £280,000 - £295,000

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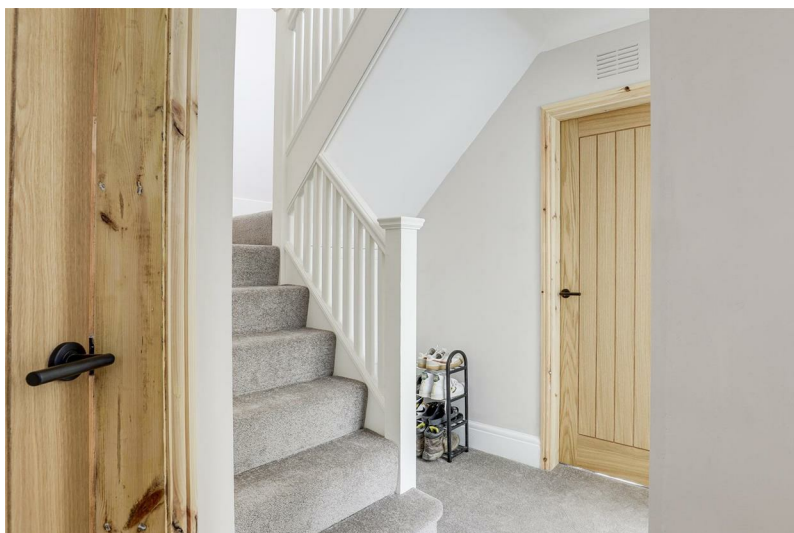


GUIDE PRICE ... £280,000 - £300,000

WELL-PRESENTED SEMI-DETACHED HOME IN A GREAT LOCATION...

This three-bedroom semi-detached house is the perfect purchase for a wide range of buyers, offering a beautifully-presented interior, a wealth of original character features, and stylish modern touches. The property effortlessly blends period charm – including an Edwardian front door and cast iron fireplaces – with a high-quality, neutral décor throughout. A key benefit of this home is that planning permission has been granted for the demolition of the existing single-storey extension and the erection of a new single-storey rear extension with a pitched roof. The development must commence no later than 24th November 2025, offering fantastic potential to further enhance the property to suit your needs. To the ground floor, the accommodation comprises a welcoming porch and entrance hall, a bay-fronted dining room, and a spacious living room with a feature fireplace and French doors opening onto the rear garden. There is also a modern fitted kitchen with ample storage and worktop space. The first floor hosts two generously-sized double bedrooms and a comfortable single bedroom, all serviced by a contemporary three-piece bathroom suite. Externally, the property sits back from the road with a substantial driveway providing off-street parking for multiple vehicles. To the rear, a good-sized enclosed garden features a well-maintained lawn – the perfect spot for children to play, summer barbecues, or simply unwinding in a private outdoor space. Positioned in a highly sought-after area, the property is just a short walk from Mapperley Top, where you'll find an abundance of shops, cafés, restaurants, and bars. Excellent transport links provide easy access to Nottingham City Centre, and the home falls within the catchment for well-regarded schools including Mapperley Plains Primary and The Carlton Academy.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Dining Room
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Large Rear Garden
- Planning Permission Granted For A Rear Extension
- Excellent Transport Links





GROUND FLOOR

Porch

5'5" x 1'10" (1.67m x 0.58m)
The porch has a single wooden door with glass inserts providing access into the accommodation.

Hallway

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, an in-built cupboard, recessed spotlights, and an Edwardian style door leading from the porch.

Dining Room

12'6" into bay x 9'6" (3.83m into bay x 2.91m)
The dining room has carpeted flooring, coving to the ceiling, a picture rail, a radiator, and an UPVC double-glazed bay window with stained glass upper panels to the front elevation.

Living Room

12'5" x 11'9" (3.79m x 3.59m)
The living room has carpeted flooring, coving to the ceiling, a picture rail, a radiator, UPVC double-glazed windows to the rear elevation, and a UPVC door providing access to the rear garden.

Kitchen

8'9" x 5'5" (2.69m x 1.66m)
The kitchen has fitted base and wall units with worktops, a stainless steel sink and mixer tap, a tiled splashback, space for fridge freezer, a radiator, vinyl flooring, and UPVC double-glazed windows to the side elevation.

FIRST FLOOR

Landing

9'1" max x 5'10" (2.79m max x 1.78m)
The landing has carpeted flooring, access via a pull-down ladder to the loft with lighting, a full-height UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Bedroom One

10'10" x 9'6" (3.32m x 2.90m)
The first bedroom has carpeted flooring, a traditional cast iron fireplace, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'10" x 9'6" (3.63m x 2.91m)
The second bedroom has carpeted flooring, a traditional cast iron fireplace, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11'10" x 5'10" (3.63m x 1.80m)
The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Shower Room

7'9" x 5'8" (2.37m x 1.74m)
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a wet room style shower with a rainfall shower and handheld shower screen, a shower screen, recessed shelving, a heated towel rail, tile-effect flooring, recessed spotlights, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

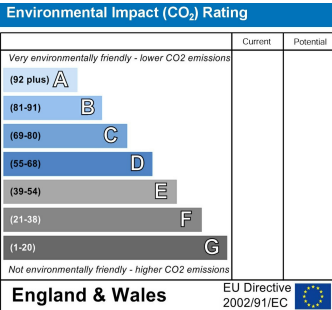
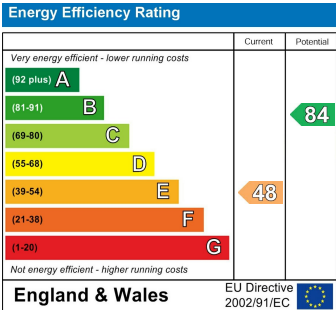
To the front of the property is a driveway for multiple car off-street parking, a low-maintenance gravelled area, gated access to the rear garden, and fence panelled boundaries.

Rear

To the rear of the property is an enclosed garden featuring a well-maintained natural lawn, various shrubs, a garden shed, and hedge boundaries.

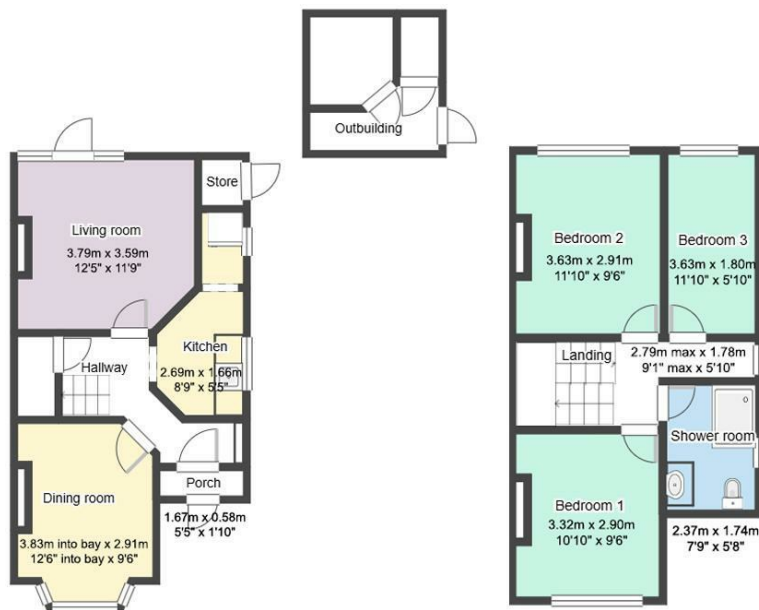
ADDITIONAL INFORMATION

DISCLAIMER



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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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