

HoldenCopley

PREPARE TO BE MOVED

Mandarin Close, Stoke Bardolph, Nottinghamshire NG14 5JP

Guide Price £285,000 - £315,000

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NO UPWARD CHAIN...

This beautifully presented detached family home is perfectly situated in a popular location, offering convenient access to local shops, schools, and excellent transport links. Ideal for a growing family, the property offers a well-considered layout and modern living spaces. The ground floor comprises a welcoming entrance hall, a spacious living room with access to a convenient ground floor W/C, and a modern fitted kitchen with double French doors opening out to the rear garden, creating a seamless indoor-outdoor flow. To the first floor, there are three well-proportioned bedrooms, including a master bedroom with en-suite facilities, along with a three-piece family bathroom. Externally, the property benefits from a gravelled frontage with courtesy lighting, a driveway providing access to the garage, and gated access to the rear garden. The enclosed rear garden features an outside tap, courtesy lighting, a decked patio, an artificial lawn, a separate patio seating area, and fence panelled boundaries, offering a safe and private space for both children and adults to enjoy.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*9" x 3*6" (1.45m x 1.09m)

The entrance hall has wood-effect flooring, a radiator, and a composite door providing access into the accommodation.

Living Room

16*1" x 10*4" (max) (4.92m x 3.16m (max))

The living room has a UPVC double glazed window to the front elevation with fitted shutters, a radiator, a TV point, and wood-effect flooring.

Stairwell

11*1" x 6*3" (max) (3.39m x 1.92m (max))

The stairwell has wood-effect flooring, carpeted stairs, and a radiator.

W/C

4*5" x 3*1" (1.37m x 0.94m)

This space has a low level flush W/C, a wall-mounted wash basin, a radiator, partially tiled walls, and tiled flooring.

Kitchen/Diner

18*10" x 7*7" (5.75m x 2.33m)

The kitchen diner has a range of fitted base units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, recessed spotlights, a radiator, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors with fitted blinds opening to the rear garden.

FIRST FLOOR

Landing

9*10" x 6*3" (max) (3.01m x 1.92m (max))

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Bedroom One

14*2" x 9*7" (max) (4.34m x 2.93m (max))

The first bedroom has two UPVC double glazed windows with fitted shutters to the front elevation, a radiator, fitted wardrobes with sliding doors, carpeted floor, and access into the en-suite.

En-Suite

6*11" x 4*4" (max) (2.11m x 1.33m (max))

The en-suite has a UPVC double glazed obscure window to the front elevation with fitted shutters, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, an extractor fan, a heated towel rail, partially tiled walls, and tiled flooring.

Bedroom Two

11*3" x 8*8" (3.44m x 2.66m)

The second bedroom has a UPVC double glazed window to the rear elevation with fitted shutters, a radiator, fitted wardrobes with sliding doors, and carpeted floor,

Bedroom Three

9*10" x 7*10" (3.01m x 2.41m)

The third bedroom has a UPVC double glazed window to the rear elevation with fitted shutters, and carpeted floor,

Bathroom

8*7" x 5*6" (max) (2.64m x 1.68m (max))

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a pane;;ed bath with a wall-mounted shower fixture and shower screen, an extractor fan, recessed spotlights, a heated towel rail, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, courtesy lighting, access to the rear garden, a driveway with access to the garage.

Garage

15*9" x 7*10" (4.82m x 2.41m)

The garage has ample storage, lighting, wood-effect flooring, and a roller door opening to the driveway.

Rear

To the rear of the property is an enclosed garden with an outside tap, courtesy lighting, a decked patio area, an artificial lawn, a patio seating area, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 900Mbps and Upload Speed 110Mbps

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.

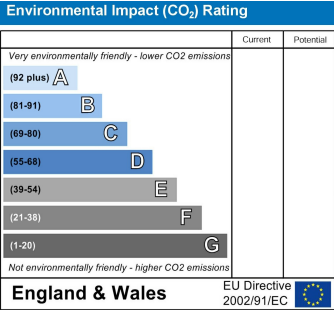
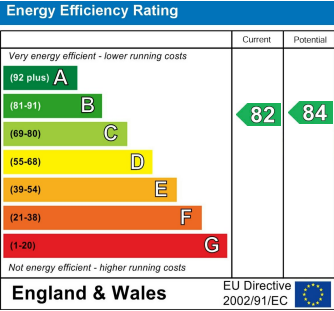
The vendor has advised the following:

Property Tenure is Freehold

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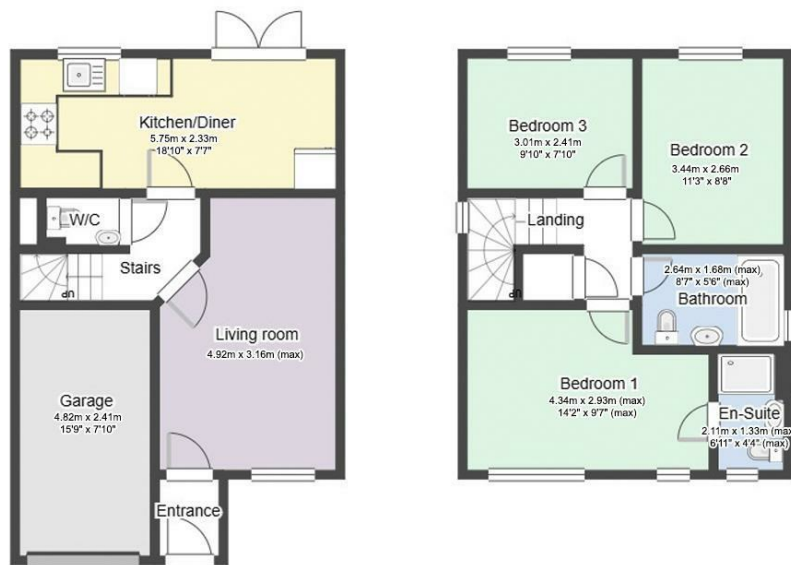
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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