

# HoldenCopley

PREPARE TO BE MOVED

The Mount, Mapperley, Nottinghamshire NG3 6FX

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Guide Price £260,000 - £280,000



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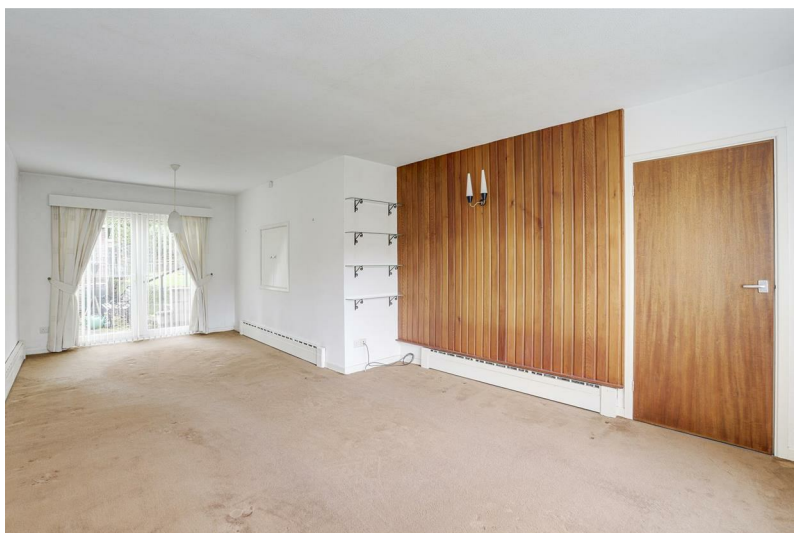


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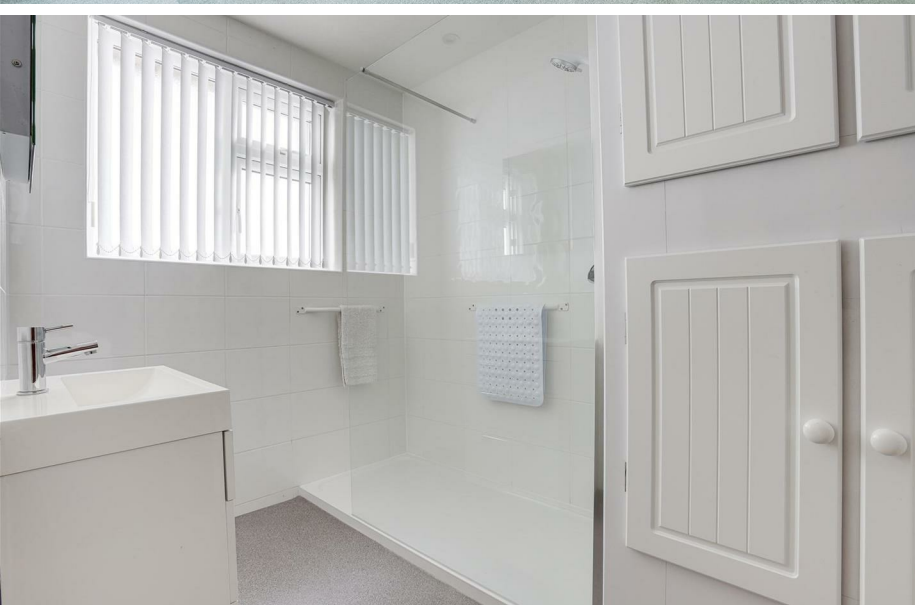
### DETACHED DORMER BUNGALOW WITH NO UPWARD CHAIN...

Situated in a quiet cul-de-sac on The Mount, Mapperley, this charming detached dormer bungalow offers a seamless mix of comfort and contemporary living. The property features three well-sized bedrooms, including two on the first floor, alongside a flexible ground floor room ideal as a third bedroom, home office, or additional reception space. The ground floor also benefits from a recently refurbished shower room with a separate WC, a generous hallway with an open-tread staircase, a modern breakfast kitchen, and a full-length lounge diner with double doors opening out onto the garden. Outside, the home is surrounded by well-maintained gardens, providing a private and enclosed space. A single garage and driveway parking for two vehicles complete the picture. Conveniently located near a local bus terminus, the property enjoys excellent transport links, making it simple to access the wider area and local amenities.

MUST BE VIEWED







- Detached Dormer Bungalow
- Three Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Sitting Room/Bedroom Three
- Shower Room & Separate W/C
- Garage & Driveway
- Enclosed Gardens
- No Upward Chain
- Must Be Viewed









GROUND FLOOR

Entrance Hall

12’6" × 9’2" (3.82m × 2.80m)

The entrance hall has a UPVC double-glazed obscure window to the front elevation, open tread staircase to the first floor, a radiator, a bar, carpeted flooring, and a door providing access into the accommodation.

Living Dining Room

11’11" × 24’6" (3.65m × 7.47m)

The living dining room has a UPVC double-glazed window to the front elevation, a TV point, skirting board heaters, space for a dining table, a serving hatch, and double French doors opening to the rear garden

Kitchen

9’10" × 11’5" (3.02m × 3.50m)

The kitchen has a range of fitted wall and base units with worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker and extractor fan space and plumbing for a washing machine, space for a fridge freezer, a radiator, recessed spotlights, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a composite door opening to the rear garden.

Sitting Room/Bedroom Three

10’4" × 10’11" (3.17m × 3.33m)

The sitting room/ bedroom three has a UPVC double-glazed window, to the rear elevation, a radiator, and carpeted flooring

Shower Room

6’2" × 9’8" (1.90m × 2.95m)

The shower room has a UPVC double glazed obscure window to the side elevation, a vanity-style wash basin, a walk-in shower with a wall-mounted electrics shower fixture, an in-built cupboard, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

W/C

4’9" × 2’8" (1.45m × 0.82m)

This space has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, partially tiles walls, and vinyl flooring.

FIRST FLOOR

Landing

9’10" × 5’11" (3.02m × 1.82m)

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

Bedroom One

10’11" × 12’3" (3.35m × 3.75m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, spacious eaves storage, and carpeted flooring.

Bedroom Two

12’7" × 9’0" (3.84m × 2.75m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, spacious eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front is a conifer hedge and gated entrance open onto the driveway and front garden, a lawn with shaped borders and some gravelled areas. An up-and-over door provides access to the garage, a side path with a gated access to the rear garden.

Garage

17’0" × 9’0" (5.19m × 2.76m)

The garage has ample storage, a window to the side elevation, a floor-mounted boiler, lighting, electrics, an outside tap, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is a patio, a shed, a breeze block retaining wall and

steps lead up to the garden which is lawned, with a raised rockery border containing a wide variety of plants and shrubs, with steps leading up to a further small seating area. There is also further gated access to the far side of the property.

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 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

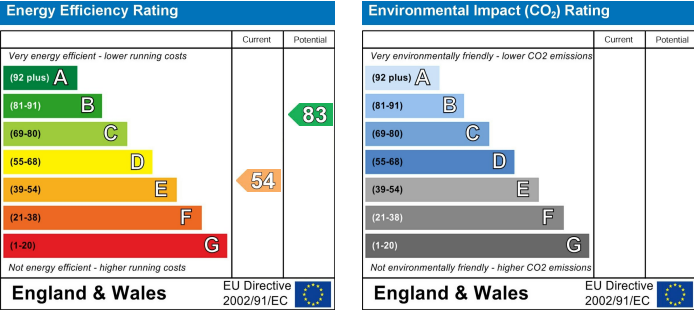
Council Tax Band Rating - Gedling Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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