

# HoldenCopley

PREPARE TO BE MOVED

Plains Farm Close, Mapperley, Nottinghamshire NG3 5RE

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Guide Price £450,000

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GUIDE PRICE: £450,000 - £480,000

NO UPWARD CHAIN...

This detached family home is being offered to the market with no upward chain and is located within a peaceful cul-de-sac. The property benefits from a strong sense of community thanks to the friendly neighbourhood, while still being conveniently close to a range of amenities, regular transport links, and local shops. Inside, the property offers versatile accommodation, ideal for buyers looking to personalise their home. On the ground floor, there is an entrance porch leading to a welcoming hallway, a spacious living room with dual aspect windows, a dining room with access to the rear garden, a fitted kitchen, and a utility room with internal access to the double garage. Upstairs, there are four double bedrooms, with the master bedroom featuring an en-suite, along with a three-piece family bathroom and a separate office space. Externally, the property sits behind a block-paved driveway providing access to the double garage, with established plants, shrubs, and bushes to the front. The rear garden is fully enclosed and features a patio area, a lawn with well-maintained planted borders, an additional seating area, fence-panelled boundaries, and gated access.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En- Suite To The Master Bedroom
- Double Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Entrance Porch

5'10" x 5'6" (1.80m x 1.70m)

The entrance porch has wood-effect flooring, two UPVC double glazed windows to the side and front elevation, and a UPVC door opening to the front garden.

### Entrance Hall

7'6" x 9'10" (2.29m x 3.01m)

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, coving to the ceiling, and a door providing access into the accommodation.

### W/C

This space has a UPVC double glazed window to the front elevation, a concealed dual flush W/C, a counter-top wash basin with a tiled splashback, a radiator, and wood-effect flooring.

### Living Room

22'2" x 13'4" (6.78m x 4.07m)

The living room has a UPVC double glazed bow window to the front elevation, a UPVC double glazed windows to the rear elevation, two radiators, a TV point, a feature fireplace with a stone brick effect surround, coving to the ceiling, and carpeted flooring.

### Dining Room

12'10" x 11'10" (3.93m x 3.62m)

The dining room has carpeted flooring, a radiator, full height windows to the rear elevation, coving to the ceiling, and a UPVC door opening to the rear garden.

### Kitchen

9'11" x 11'3" (3.03m x 3.43m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, a ceramic hob and extractor hood, an integrated dishwasher, space for a dining table, a radiator, coving to the ceiling, partially tiled walls, and wood-effect flooring.

### Utility Room

13'6" x 4'11" (4.13m x 1.51m)

The utility room has fitted base units with worktops, a radiator, space for a fridge freezer, wood-effect flooring, a UPVC double glazed obscure window to the side elevation, a door opening out to the side garden, and access into the garage.

### Garage

16'6" x 15'5" (5.05m x 4.70m)

The double garage has a wall-mounted boiler, fitted base and wall units with a worktop, lighting, electrics, and an electric door opening out to the driveway.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, an in-built cupboard, coving to the ceiling, access into the loft, and access to the first floor accommodation.

### Master Bedroom

10'7" x 11'1" (3.24m x 3.39m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, fitted wardrobe with sliding doors, carpeted flooring, and access into the en-suite.

### En-Suite

5'10" x 5'2" (1.80m x 1.57m)

The en-suite has a UPVC double glazed window to the front elevation, a low level flush W/C, space and plumbing for a wash basin, panelled bath with a wall-mounted handheld shower fixture, a ceiling-mounted rainfall shower head and shower screen, recessed spotlights, a radiator with a chrome towel rail, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Two

9'1" x 13'3" (2.77m x 4.06m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, coving to the ceiling, and carpeted flooring.

### Bedroom Three

13'1" x 12'2" (4.01m x 3.72m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes with sliding mirrored doors and dressing table, coving to the ceiling, and carpeted flooring.

### Bedroom Four

8'11" x 9'2" (2.73m x 2.98m)

The fourth bedroom has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, fitted wardrobe, carpeted flooring, and access into the office.

### Office

16'4" x 11'10" (max) (4.99m x 3.61m (max))

The office has two UPVC double glazed windows to the side and rear elevation, a radiator, and carpeted flooring.

### Bathroom

7'4" x 6'1" (2.26m x 1.87m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, a shaver socket, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is various established plants, shrubs and bushes, a block paved driveway with access to the double garage.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn with established planted borders with a range of plants and shrubs, a further 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 1000Mbps and Upload Speed 100Mbps

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 Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

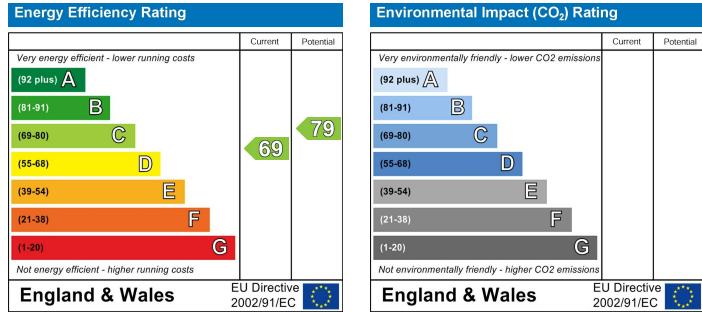
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The vendor has advised the following:  
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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