

HoldenCopley

PREPARE TO BE MOVED

Woolacombe Close, Mapperley, Nottinghamshire NG3 5SL

Guide Price £350,000 - £375,000

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LOCATION, LOCATION, LOCATION...

This detached bungalow is tucked away at the end of a quiet cul-de-sac and occupies a generous plot, making it an ideal purchase for anyone seeking single-storey living. Exceptionally well presented and maintained throughout, the property is offered to the market with no upward chain and immediate availability. Situated in the highly sought-after Mapperley area, just off Spring Lane, it enjoys easy access to local shops, excellent amenities and regular transport links. Internally, the accommodation comprises a porch and entrance hall, a convenient WC, a spacious living room, a fitted kitchen and a conservatory. The property also benefits from a four-piece bathroom suite and three well-proportioned, versatile bedrooms. Outside, the front of the property boasts a driveway providing off-street parking for multiple vehicles and access to a single integral garage, which offers additional storage space via a boarded loft area. To the rear is a beautifully maintained, private south-west facing garden with a patio area and an electronically controlled awning, creating the perfect setting to relax and entertain.

MUST BE VIEWED





- Corner Plot Detached Bungalow
- Three Good-Sized Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Bathroom & Additional WC
- HIVE Heating
- Private South-West Facing Garden With Electronically-Controlled Awning
- Ample Off-Road Parking & Single Garage
- Sought-After Location





ACCOMMODATION

Porch

6’5" x 4’10" (1.97m x 1.49m)

The porch has quarry tiled flooring, exposed brick walls, double-glazed windows to the side elevation, and a single door providing access into the accommodation.

Hall

18’5" x 12’0" (5.62m x 3.67m)

The hall has carpeted flooring, a radiator, coving to the ceiling, and two in-built cupboards.

WC

4’11" x 4’1" (1.51m x 1.27m)

This space has a low level dual flush WC, a pedestal wash basin, a wall-mounted mirror, a radiator, tiled flooring, tiled splashback, wall-mounted coat hooks, and a UPVC double-glazed obscure window to the side elevation.

Living Room

21’10" x 11’10" (6.68m x 3.63m)

The living room has carpeted flooring, a TV point, a feature fireplace with a decorative surround, two radiators, coving to the ceiling, a UPVC double-glazed window to the side elevation, and double French doors opening out to the rear garden.

Kitchen

8’6" x 13’5" (2.60m x 4.10m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven with a gas hob and extractor hood, space and plumbing for a washing machine, space for an under-counter fridge, space for a dining table, vinyl flooring, a radiator, partially tiled walls, recessed spotlights, and a double-glazed window to the rear elevation.

Conservatory

8’3" x 16’0" (2.54m x 4.89m)

The conservatory has tiled flooring, exposed brick walls, a radiator, a polycarbonate roof, a range of UPVC double-glazed windows to the side elevation, and double French doors opening out to the rear garden.

Bathroom

8’3" x 7’9" (2.54m x 2.37m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage underneath, a panelled bath, a wall-mounted mirror and bathroom cabinet, a corner-fitted shower enclosure with a mains-fed shower, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a double-glazed obscure window to the side elevation.

Bedroom One

11’4" x 11’6" (3.46m x 3.51m)

The first bedroom has a double-glazed obscure window to the side elevation, a single-glazed window to the rear elevation, coving to the ceiling, a radiator, an in-built wardrobe, and carpeted flooring.

Bedroom Two

10’9" x 8’3" (3.29m x 2.54m)

The second bedroom has a double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Three

7’9" x 7’11" (2.37m x 2.42m)

The third bedroom has a double-glazed window to the front elevation, carpeted flooring, and a radiator.

OUTSIDE

Front

The front of the property has a generous driveway providing ample off-street parking, a gravelled garden with established planting, access to the attached single garage, and a pathway leading to the front entrance.

Garage

8’1" x 20’4" (2.47m x 6.20m)

The garage has a double-glazed window to the side elevation, a wall-mounted consumer unit, a wall-mounted Worcester boiler, fitted base and wall units,

power points, a ceiling track light, access to the boarded loft with lighting via a drop-down ladder, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed south-west facing garden with a spacious paved patio area, an electronically controlled awning, a well-maintained lawn, an outdoor tap, external lighting, a shed, decorative planting, established borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- 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 - Low risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

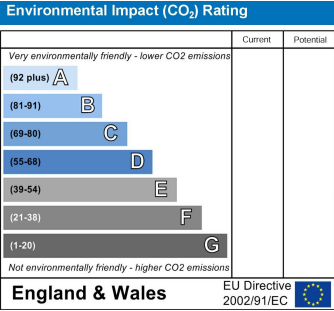
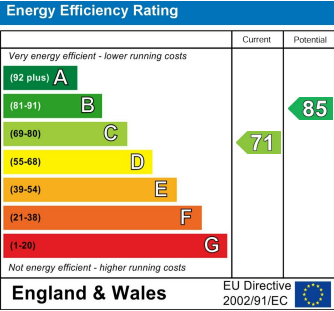
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

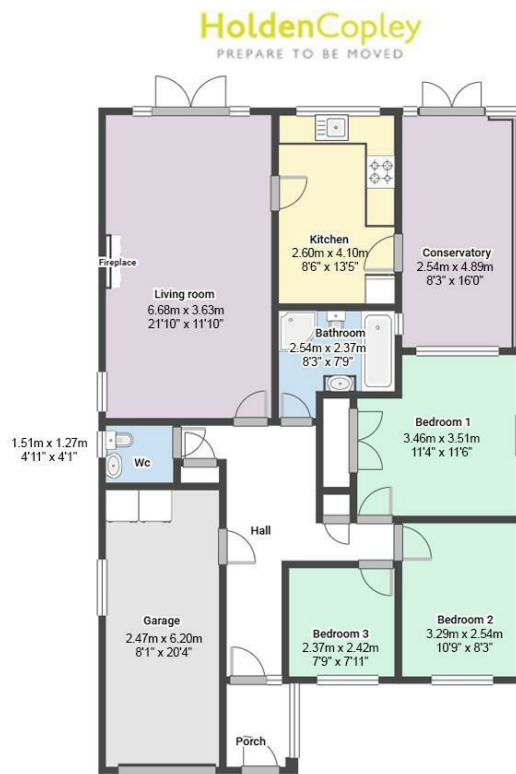
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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