

HoldenCopley

PREPARE TO BE MOVED

Elmhurst Avenue, Mapperley, Nottinghamshire NG3 6GF

£450,000

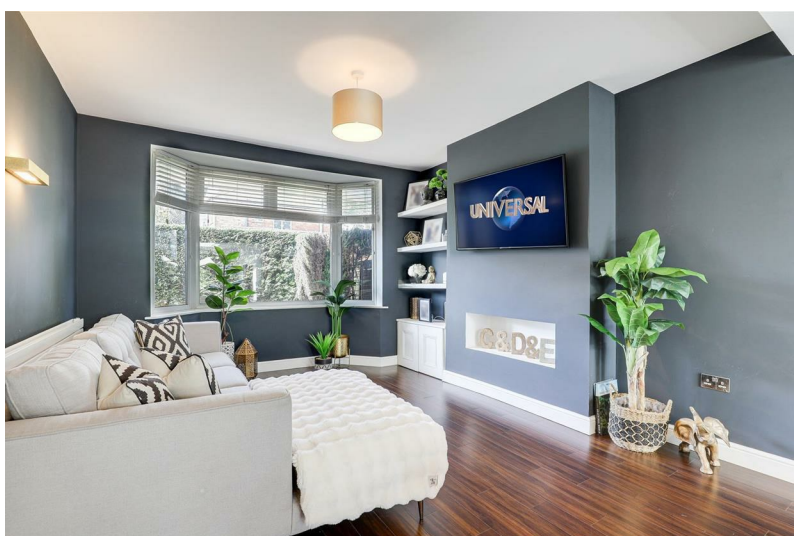
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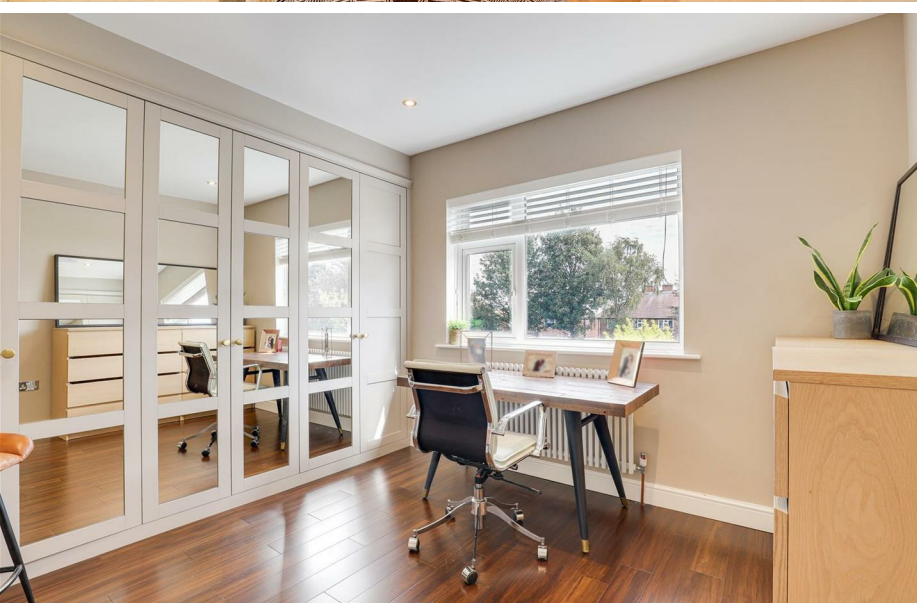
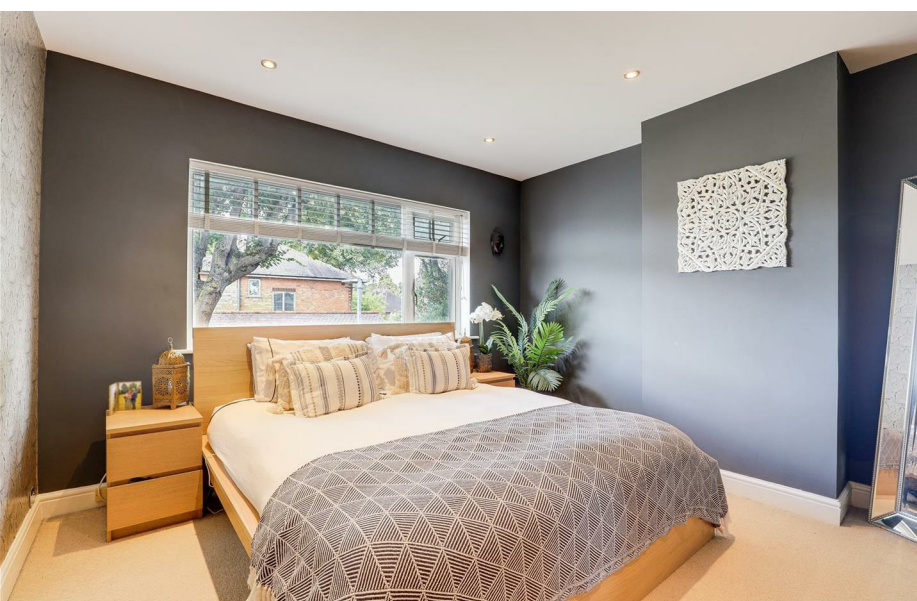


THE PERFECT FAMILY HOME...

This large semi-detached home has been meticulously presented and decorated throughout, with a thoughtfully extended single-storey rear and side wrap around extension, creating a light and spacious atmosphere, ideal for modern family living and entertaining. Internally, the ground floor features a spacious entrance hall with bespoke privacy glass, a WC, and an open-plan living and dining room that flows seamlessly into the high-spec kitchen – the highlight of the home. The kitchen benefits from a range of high-end appliances, quartz worktops including a large kitchen island with waterfall sides taking centre stage. The space also benefits from underfloor heating, two triple-glazed roof lanterns, which, together with six metre panoramic sliding doors, allows natural light to flood the space. The ground floor also includes a utility room and access into the oversized integral garage, complete with an electric door. To the first floor, there are three double bedrooms, with bedroom three fitted with Hammonds wardrobes. The contemporary four-piece family bathroom features mirrored cabinets, a panelled bath and an electric Mira shower. Additional features include a NEST thermostat-controlled Ideal combi boiler and a NEST video doorbell. Externally, the property boasts a fantastic south-east facing garden with a large lawn and spacious porcelain patio which makes for a perfect entertaining space. To the front, there is ample on-street parking and space for a single car in the oversized garage. Situated just off the highly sought-after Westdale Lane, the home is within walking distance of Mapperley Top, with its shops, eateries, and excellent schools, as well as local amenities including Gedling Country Park, and offers easy access into Nottingham City Centre.

MUST BE VIEWED





- Extended Semi-Detached House
- Three Double Bedrooms
- Stylish High-Spec Fitted Kitchen With Panoramic Sliding Doors
- Open Plan Living & Dining Room
- Ground Floor WC & Utility
- Integral Oversized Garage
- Four-Piece Bathroom Suite
- Generous-Sized South East Facing Garden
- Sought-After Family Orientated Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

26*5" x 7*11" (8.07m x 2.42m)

The entrance hall has solid engineered wood flooring, a radiator, and carpeted stairs, along with fitted built-in storage cupboards and an under-stair cupboard. There are recessed spotlights, a UPVC double-glazed window to the side elevation, and two full-height privacy windows with fitted electric blinds flanking the composite entrance door, which provides access into the accommodation.

WC

5*6" x 2*7" (1.69m x 0.81m)

This space is fitted with a concealed dual-flush WC and a wall-hung wash basin with storage beneath and a gold mono mixer tap, set against a tiled splashback. Additional features include solid engineered wood flooring with underfloor heating, recessed display alcoves, recessed spotlights, an extractor fan, and a sliding pocket door.

Lounge/Dining Room

24*0" into bay x 11*10" (7.32m into bay x 3.62m)

The open-plan lounge and dining area features a UPVC double-glazed bay window to the front elevation, a recessed chimney breast alcove, and additional alcove storage. There is a wall-mounted TV point, a radiator, and solid engineered wood flooring, with open access leading through to the kitchen and living space.

Kitchen & Living Space

23*11" x 16*9" (7.30m x 5.11m)

The spacious kitchen area is fitted with a range of handleless base and wall units, finished with quartz worktops and a feature breakfast island with waterfall sides, and a pop-up motorised electrical socket. There is an undermount sink with an instant boiling water tap and waste disposal incinerator, alongside a Neff induction hob with Neff extractor hood, a Neff combi microwave oven, a Neff hide-and-slide oven, an integrated Bosch dishwasher, and space and plumbing for an American-style fridge freezer. The space is enhanced by LED strip lighting around the island and units, recessed spotlights, in-ceiling speakers, solid engineered wood flooring with underfloor heating, two self-cleaning triple-glazed roof lanterns with LED lighting, a TV point, and impressive 6m panoramic sliding aluminium doors with fitted electric blinds opening onto the rear garden.

Utility Room

9*2" x 4*11" (2.81m x 1.52m)

The utility room is fitted with handleless base and wall units with a quartz worktop, space and plumbing for a washing machine, a concealed Ideal combi-boiler which is wired to a NEST thermostat, solid engineered wood flooring with underfloor heating, and recessed spotlights.

Garage

17*4" x 11*5" (5.29m x 3.50m)

The garage has lighting, power points, and an electric up-and-over door opening out onto the front.

FIRST FLOOR

Landing

15*7" max x 6*5" (4.76m max x 1.98m)

The landing has carpeted flooring, recessed spotlights, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation. Additionally, there is access to a boarded loft with lighting via a drop-down ladder.

Master Bedroom

12*0" x 12*0" (3.66m x 3.66m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed spotlights, a radiator, and a TV point.

Bedroom Two

12*2" x 10*10" (3.72m x 3.31m)

The second bedroom has a UPVC double-glazed window to the front and rear elevation, solid bamboo flooring, recessed spotlights, and a radiator.

Bedroom Three

10*0" x 9*9" (3.05m x 2.99m)

The third bedroom has a UPVC double-glazed window to the rear elevation, solid engineered wood flooring, a radiator, recessed spotlights, and fitted wall-to-wall Hammonds wardrobes.

Bathroom

10*0" into shower x 6*2" (3.05m into shower x 1.90m)

The bathroom has a concealed dual flush WC combined with a sunken wash basin and fitted storage, a range of wall-mounted mirrored cabinets, a panelled bath, a chrome heated towel rail, a shower enclosure with a wall-mounted electric Mira shower fixture and a bi-folding shower screen, fully tiled walls, vinyl flooring, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is block-paving with a hedged and brick boundary, a NEST video doorbell, and access into the oversized single garage.

Rear

To the rear of the property is a private, enclosed south-east facing garden, featuring a porcelain patio with a covered overhang and recessed spotlights, ideal for outdoor dining and entertaining. A spacious lawn is complemented by a patio pathway, mature trees, plants and shrubs, a wooden pergola, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- 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 & Water-Based Underfloor Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a member of HoldenCopley.

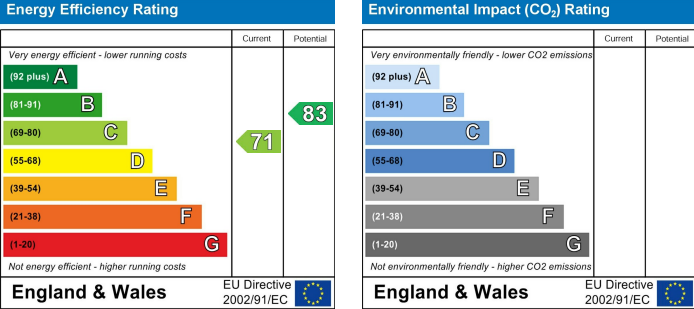
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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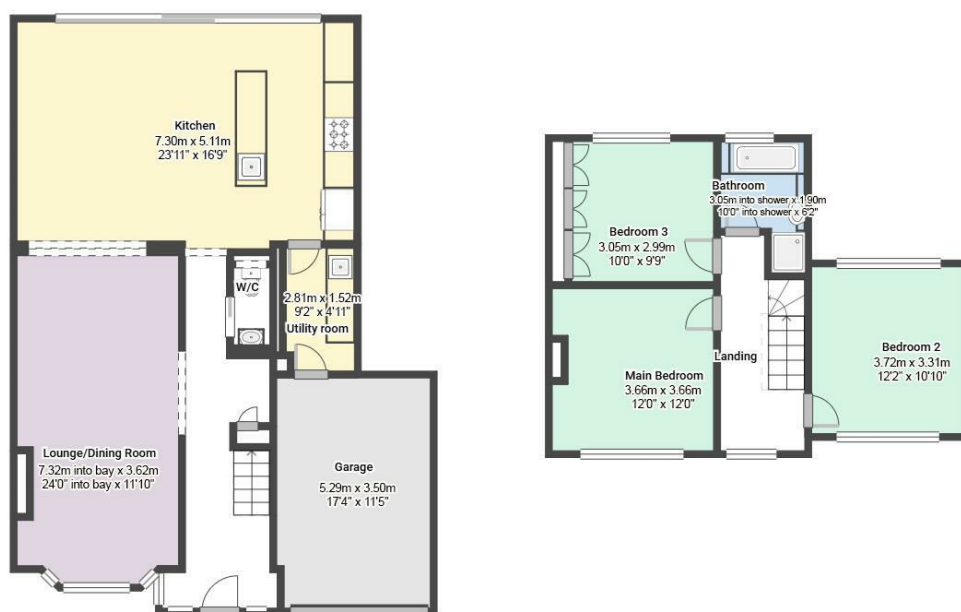
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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