

HoldenCopley

PREPARE TO BE MOVED

Mapperley Hall Drive, Mapperley, Nottinghamshire NG3 5EP

Guide Price £285,000 - £325,000

Mapperley Hall Drive, Mapperley, Nottinghamshire NG3 5EP



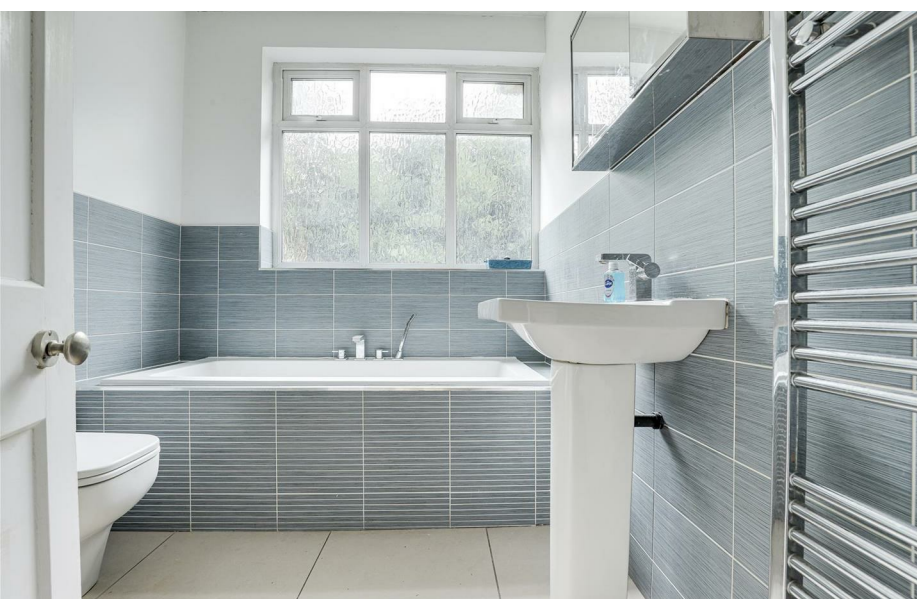
GUIDE PRICE £285,000 - £300,000

NO UPWARD CHAIN...

This detached house is set in a highly sought-after location and is being sold with no upward chain, offering an excellent opportunity for buyers to create a home to their own taste. The property opens into a welcoming entrance hall, providing access to the ground floor accommodation and a convenient W/C. The dining room is bright and inviting, featuring a bay window that floods the space with natural light, while the living room benefits from an original feature fireplace, offering a cosy focal point for the room. The modern fitted kitchen completes the ground floor, providing a practical and contemporary space for cooking and entertaining. On the first floor, there are two generous double bedrooms, each offering ample space and potential for personalisation. A four-piece bathroom suite serves the first floor, combining functionality with style. Outside, the property enjoys an enclosed front garden laid to lawn, with a shared driveway giving access to two garages and the rear garden. The rear garden is fully enclosed and offers a combination of lawn, raised decking, and patio areas, all bordered by fence panels, providing a versatile and private outdoor space ideal for relaxing or entertaining.

MUST BE VIEWED





- Detached House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor W/C
- Two Garages & Shared Driveway
- Sought After Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'4" x 15'3" (2.25m x 4.66m)

The entrance hall has obscure windows to the side elevation, a fitted base unit, a column radiator, wood flooring, and a door providing access into the accommodation.

W/C

7'0" x 3'8" (2.15m x 1.13m)

This space has an obscure windows to the rear elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and tiled flooring.

Dining Room

14'11" x 12'0" (4.56m x 3.66m)

The dining room has a UPVC double glazed bay window, a recessed chimney breast alcove, to column radiators, coving to the ceiling, a ceiling rose, wood flooring, and open access into the living room.

Living Room

12'0" x 12'2" (3.66m x 3.72m)

The living room has a UVC double glazed window to the rear elevation, a column radiator, an original feature fireplace, coving to the ceiling, a ceiling rose, and wood flooring.

Kitchen

10'11" x 12'5" (3.33m x 3.81m)

The kitchen has a fitted base and wall units with worktops, an under-mounted sink and half with a swan neck mixer tap and drainer, a range cooker and extractor hood, space for a fridge freezer, space and plumbing for a washing machine, an integrated microwave, a column radiator, recessed spotlights, tiled splashback, tiled flooring, a UPVC double glazed window to the front elevation, and a door opening to the rear garden.

FIRST FLOOR

Landing

9'10" x 11'9" (3.01m x 3.60m)

The landing has an obscure window to the side elevation, a radiator, exposed floor boarding, an in-built cupboard, a picture rail, and access to the first floor accommodation.

Bedroom One

12'1" x 12'0" (3.69m x 3.67m)

The first bedroom has two UPVC double glazed windows to the rear and side elevation, a radiator, a dado rail, and underlay flooring.

Bedroom Two

12'0" x 12'0" (3.68m x 3.66m)

The second bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, and exposed floor boards.

Bathroom

8'0" x 6'11" (2.45m x 2.12m)

The bathroom has an obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a bath with central mixer taps and a handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is an enclosed garden with a lawn, shared driveway give access to two garages, and access to the rear garden.

Rear

To the rear of the property is and enclosed garden with a lawn, a raised decking area, a patio area, and a fence panelled boundary.

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 - Nottingham City 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.

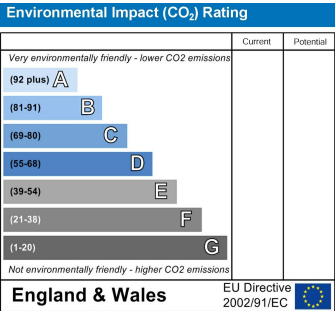
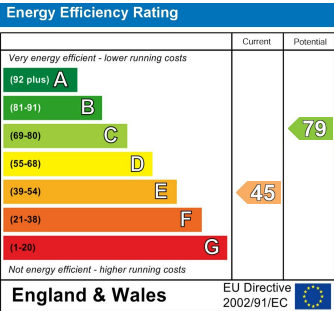
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 license 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Mapperley Hall Drive, Mapperley, Nottinghamshire NG3 5EP

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.