

HoldenCopley

PREPARE TO BE MOVED

Spring Lane, Mapperley, Nottinghamshire NG3 5RQ

Guide Price £600,000 - £650,000

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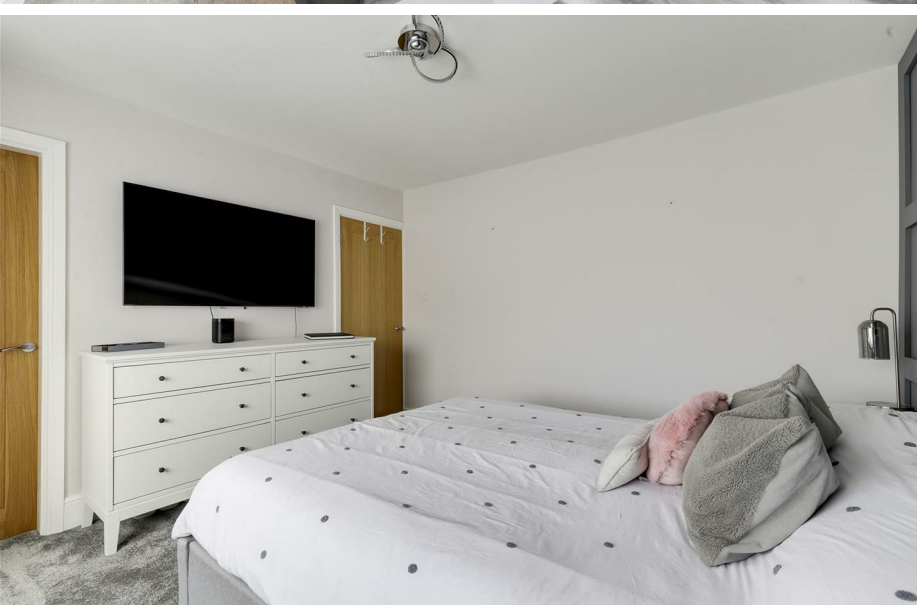
GUIDE PRICE £600,000 - £650,000

STUNNING DETACHED FAMILY HOME...

This beautifully presented four-bedroom detached house is situated in a highly sought-after location within Mapperley, just a short distance from excellent schools, local amenities, and transport links. Boasting a wealth of space throughout, this home has been thoughtfully designed and finished to a high standard, making it the perfect purchase for any growing family. The ground floor comprises an inviting entrance hall, a spacious bay-fronted living room, and a further bay-fronted reception room currently used as a playroom. To the rear, there is a stylish modern kitchen open plan to a large lounge/diner, complete with bi-folding doors leading out to the garden and a fantastic fitted bar area – ideal for entertaining. The ground floor is complete with a utility/WC. The first floor carries four double bedrooms, with the master benefiting from a contemporary en-suite, serviced by a three-piece family bathroom suite. Outside, to the front is a cobblestone driveway with electric gates and fob access providing ample off-street parking, whilst to the rear is a generous enclosed garden with a raised decking area, sunken hot tub, patio space, lawn, and a versatile garden room with additional storage. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss.

MUST BE VIEWED





- Detached Family Home
- Four Double Bedrooms
- Living Room & Play Room With Bay Fronted Windows
- Stylish Modern Fitted Kitchen
- Spacious Lounge/Diner With Bi-Fold Doors & Bar
- Ground Floor W/C / Utility
- En-Suite & Family Bathroom Suite
- Well-Maintained Garden With Hot Tub & Versatile Garden Room
- Gated Driveway
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'8" x 5'6" (4.49 x 1.68)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, understairs storage, recessed spotlights, UPVC double-glazed obscure windows to the front elevations, a UPVCD ouble-glazed obscure overhead window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

12'6" x 11'7" (3.83 x 3.55)

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

Play Room

18'1" x 8'9" (5.53 x 2.69)

The play room has carpeted flooring, a radiator, an air-conditioning unit, and a UPVC double-glazed bay window to the front elevation.

Kitchen

16'9" x 11'11" (5.13 x 3.64)

The kitchen has a range of fitted gloss handleless base and wall units with LED lights and acrylic worktops, a sink and a half with a mixer tap and draining grooves, an integrated oven and microwave, an integrated five-ring electric hob with an angled extractor fan, an integrated wine fridge, an integrated dishwasher, space and plumbing for an American-style fridge freezer, LVT flooring, plinth lighting, glass splashback, recessed spotlights, and open access into the lounge/diner.

Lounge/Diner

23'9" x 12'9" (7.24 x 3.91)

The lounge/diner has LVT flooring, two vertical radiators, an air-conditioning unit, recessed spotlights, three Velux windows, two UPVC double-glazed windows to the rear elevation, a UPVC double-glazed obscure window to the side elevation, and a bi-fold door leading out to the rear garden.

Bar

11'0" x 8'9" (3.37 x 2.67)

The bar has fitted base and wall units with quartz worktops, space for an undercounter fridge, LVT flooring, and open access to the lounge/diner.

WC/Utility

11'11" x 2'5" (3.64 x 0.74)

This space has a low level flush W/C, a vanity style wash basin with a mixer tap and splashback, a fitted wood-effect worktop, space and plumbing for a washing machine, a wall-mounted combi boiler, LVT flooring, a radiator, recessed spotlights, and two UPVC double-glazed windows to the side elevation.

FIRST FLOOR

Landing

19'3" x 6'5" (5.87 x 1.97)

The landing has carpeted flooring, a glass balustrade, a UPVC double-glazed window to the side elevation, recessed spotlights, access to the loft, and access to the first floor accommodation.

Master Bedroom

12'8" x 11'7" (3.87 x 3.54)

The main bedroom has carpeted flooring, a partially panelled wall, a radiator, a TV-point, a UPVC double-glazed bay window to the front elevation, and access to the en-suite.

En-Suite

7'2" x 5'4" (2.20 x 1.64)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted overhead shower fixture, wood-effect flooring, partially wood-effect walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'8" x 8'10" (3.56 x 2.71)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'11" x 8'9" (3.35 x 2.67)

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

Bedroom Four

13'5" x 8'8" (4.10 x 2.65)

The fourth bedroom has carpeted flooring, a radiator, and a Velux window to the rear elevation.

Bathroom

8'8" x 5'3" (2.66 x 1.62)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, an 'L'-shaped panelled bath with a wall-mounted handheld and overhead shower fixture and a glass shower screen, wood-effect flooring, partially waterproof panelled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a cobblestone driveway providing off-street parking, and boundaries made up of hedges and brick wall with electric gates and fob access and an intercom.

Rear

To the rear of the property is a spacious private enclosed garden with a raised decked seating area and glass fencing, a sunken hot tub, a raised paved patio seating area, a lawn, a versatile garden room, a storage space, and hedged boundaries.

Garden Room

12'0" x 8'0" (3.67 x 2.45)

The garden room has double French doors providing access.

Storage Room

8'6" x 5'6" (2.60 x 1.69)

The storage room has a single door providing access, and ample storage space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 20 Mbps

(Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Restrictive Covenants regarding Hedges and Fencing, Building Setback,

Minimum House Value, No Wooden or Temporary Homes, No Nuisance or Noisy Trades.

Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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.

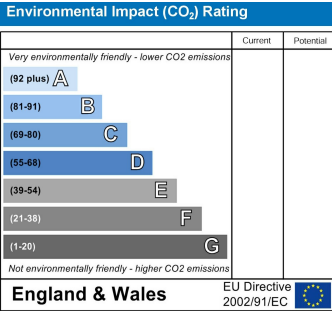
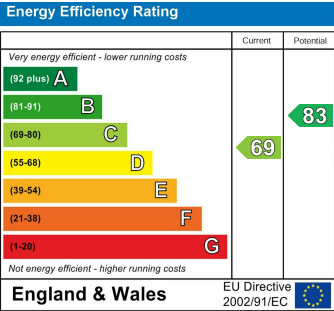
The vendor has advised the following:

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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