

HoldenCopley

PREPARE TO BE MOVED

Digby Avenue, Mapperley, Nottinghamshire NG3 6DS

Guide Price £700,000 - £750,000

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DETACHED FAMILY HOME IN PRIME LOCATION WITH NO UPWARD CHAIN...

This beautifully maintained five-bedroom detached house offers spacious and versatile accommodation throughout, making it the ideal purchase for any growing family wanting to move straight in. Situated in a sought-after location, the property is ideally placed within easy reach of local shops, excellent transport links, and great schools. To the ground floor, this impressive home comprises an entrance hallway, a bay-fronted living room, and a spacious family room featuring a log-burner —perfect for cosy evenings in. The heart of the home is the modern fitted kitchen-diner, complete with integrated appliances and ample space for entertaining, alongside a separate utility room, a W/C and wash room, and internal access into the garage. Upstairs, the first floor offers five generously sized double bedrooms, three of which feature fitted wardrobes, with the master bedroom benefiting from a en-suite bathroom. The floor is completed by a family bathroom, a separate shower room, and access to a fully boarded loft providing excellent additional storage. To the front, the property boasts a large driveway with two entrances, offering ample off-road parking and CCTV coverage for added security. To the rear is a private and expansive garden that truly sets this home apart—featuring a paved patio area, a decked seating area, a well-maintained lawn, mature trees, a garden shed, and even a bespoke treehouse - all backing onto the green backdrop of Mapperley Golf Course.

MUST BE VIEWED





- Detached Family Home
- Five Double Bedrooms
- Modern Fitted Kitchen-Diner & Utility Room
- Bay Fronted Living Room & Family Room With Log Burner
- Ground Floor W/C
- Family Bathroom, Shower Room & En-Suite
- Ample Off-Road Parking & Garage
- Expansive Private Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'4" x 3'3" (3.46m x 1.01m)

The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

Living Room

15'3" x 11'1" (4.67m x 3.64m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator and coving.

Family Room

21'10" x 11'1" (6.68m x 3.65m)

The family room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a recessed wall alcove with a log burner, wooden mantle and hearth, a radiator, coving and sliding patio doors providing access out to the garden.

Kitchen

8'9" x 15'4" (2.68m x 4.68m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated double oven, microwave and dishwasher, space for an American style fridge-freezer, an inset sink and a half with draining grooves and a swan neck mixer tap, a gas hob with an extractor hood, wood-effect flooring, a built-in cupboard, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Dining Room

11'5" x 13'6" (3.50m x 4.14m)

The dining room has wood-effect flooring, two radiators, access into the garage, recessed spotlights, coving and a single UPVC door providing access out to the garden.

Utility Room

7'7" x 9'3" (2.33m x 2.82m)

The utility room has fitted shaker style base units with a worktop and a tiled splashback, space and plumbing for a washing machine and tumble dryer, an inset sink with a swan neck mixer tap, coving and UPVC double-glazed windows to the side and rear elevations.

Wash Room

4'5" x 3'9" (1.35m x 1.16m)

The wash room has a wall-mounted wash basin with a tiled splashback, wood-effect flooring, a radiator, coving and a UPVC double-glazed obscure window to the side elevation.

W/C

3'9" x 2'9" (1.16m x 0.84m)

This space has a low level flush W/C, wood-effect flooring, coving and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

26'5" x 2'8" (8.06m x 0.82m)

The landing has carpeted flooring, recessed spotlights, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

15'7" x 11'0" (4.76m x 3.36m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards and drawers, coving and access into the en-suite.

En-Suite

11'3" x 6'3" (3.45m x 1.92m)

The en-suite has a low level concealed flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12'5" x 11'5" (3.78m x 3.48m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a fitted mirrored sliding door wardrobe and coving.

Bedroom Three

11'1" x 9'1" (3.64m x 2.77m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted mirrored sliding door wardrobe and coving.

Bedroom Four

15'7" x 9'10" (4.75m x 3.02m)

The fourth bedroom has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, a radiator and coving.

Bedroom Five

9'1" x 9'11" (2.78m x 3.03m)

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

Bathroom

9'10" x 5'10" (3.02m x 1.78m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted P shaped panelled bath with an electric shower and a glass shower screen, tiled flooring and walls, a built-in cupboard, a chrome heated towel rail, recessed spotlights, an extractor fan and UPVC double-glazed obscure windows to the rear elevation.

Shower Room

8'5" x 5'8" (2.58m x 1.75m)

The shower room has a low level flush W/C, a wall-mounted vanity style wash basin, a corner fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway with two entrances, a small lawn, various plants and mature shrubs, courtesy lighting, CCTV cameras and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio seating area, a wooden decked seating area, a pergola seating area, a lawn, two sheds, mature trees and a treehouse.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. 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 F

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 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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