

HoldenCopley

PREPARE TO BE MOVED

Roseleigh Avenue, Mapperley, Nottinghamshire NG3 6FJ

Guide Price £475,000 - £500,000

Roseleigh Avenue, Mapperley, Nottinghamshire NG3 6FJ



GUIDE PRICE £475,000 - £500,000

BEAUTIFULLY PRESENTED THROUGHOUT...

Situated in the highly desirable and ever-popular area of Mapperley, this well-presented detached house offers a fantastic opportunity for a family to move straight into a welcoming and comfortable home. Just a short walk from the vibrant Mapperley Top, the property enjoys easy access to a wide range of local amenities, including shops, schools, parks, and a selection of cafés and restaurants. Commuting is convenient, with excellent transport links providing straightforward access to Nottingham City Centre. The ground floor features an inviting entrance hall with access to a guest w/c. The living room benefits from a charming bay-fronted window, creating a bright and airy space. From the entrance hall, you also enter the modern, spacious, open-plan kitchen and dining area. This contemporary space is fitted with a central island and breakfast bar and is perfect for family living and entertaining. Bi-folding doors lead seamlessly to the rear garden, creating a strong connection between indoor and outdoor living. On the first floor, there are three generous double bedrooms, plus a smaller fourth bedroom currently used as a nursery. The master bedroom enjoys the luxury of a walk-in wardrobe and an en-suite bathroom. A four-piece family bathroom completes the first-floor accommodation. Outside, the property offers a gravelled driveway and courtesy lighting to the front. The rear garden is fully enclosed, providing a peaceful and private outdoor space. A raised composite decking area offers an ideal spot for seating and entertaining, which leads onto a well-maintained lawn. A garden shed provides practical storage, while the surrounding borders are filled with a variety of established plants, shrubs, bushes, and mature trees, creating a sense of greenery and seclusion. The garden is fully enclosed with fence panels, ensuring both security and privacy.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Spacious Open Plan
Living/Kitchen & Utility Room
- Four-Piece Bathroom Suite
- En-Suite & Walk-In Wardrobe
To The Master Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'3" max x 6'7" (4.35m max x 2.02m)
The entrance hall has wood flooring, carpeted stairs, a picture rail, an in-built cupboard, and a composite door proving access into the accommodation.

W/C

4'11" max x 3'8" (1.52m max x 1.14m)
This space has a low level flush W/C, a wall-mounted wash basin, a chrome heated towle rail, and tiled flooring.

Living Room

13'4" into bay x 12'5" (4.08m into bay x 3.80m)
The living room has a UPVC double glazed bay window to the front elevation with fitted blinds, a radiator, a TV point, a cast iron feature fireplace with a tiled hearth, a picture rail, and carpeted flooring.

Open Plan Living/Kitchen Area

30'10" max x 16'1" (9.40m max x 4.92m)
The open plan living/kitchen has a range of fitted base and wall units with concrete worktops, a central island with a breakfast bar, a sink with a mixer boiler tap, an integrated double oven, an induction hob, with a built in extractor fan, space for a dining table, a TV point, a Vertical radiator, recessed spotlights, wood-effect flooring, and bi-folding doors opening to the rear garden.

Inner Hall

5'6" x 2'11" (1.68m x 0.91m)
The inner hall has a column radiator, and wood-effect flooring.

Utility Room

7'1" x 5'0" (2.16m x 1.53m)
The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a heated towel rail, an extractor fan, recessed spotlights, and tiled flooring.

Play Room

10'4" x 8'5" (3.17m x 2.57m)
The playroom has a UPVC double glazed window to the front elevation with fitted blinds, a radiator, and wood-effect flooring.

FIRST FLOOR

Landing

11'8" max x 8'11" (3.57m max x 2.72m)
The landing has carpeted flooring, a radiator, access o=into the loft, and access to the first floor accommodation.

Bedroom One

12'7" max x 10'3" (3.86m max x 3.14m)
The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, Herringbone style flooring, and access into the walk-in wardrobe.

Walk-In Wardrobe

10'2" x 5'10" (3.10m x 1.78m)
The walk-in wardrobe has a UPVC double glazed obscure window to the front elevation, a radiator, recessed spotlights, ample storage space, carpeted flooring, and access into the en-suite.

En-Suite

10'1" x 3'10" (3.08m x 1.19m)
The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a counter-top wash basin with a wall-mounted mixer tap, a shower enclosure with a wall-mounted rainfall shoer fixture, a heated towel rail, partially tiled walls, and tiled flooring.

Bedroom Two

12'9" x 12'2" (3.89m x 3.72m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom Three

13'4" into bay x 11'6" (4.08m into bay x 3.53m)
The third bedroom has a UPVC double glazed bay window to the front elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom 4/Nursery

8'5" x 7'5" (2.59m x 2.28m)
The four bedroom/nursey has a UPVC double glazed window to the front elevation with fitted blinds, a radiator, a picture rail, and carpeted flooring.

Bathroom

12'2" max x 6'11" (3.72m max x 2.13m)
The bathroom has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a freestanding bath with a floor-mounted swan neck mixer tap, a shower enclosure with a wall-mounted rainfall shower fixture, recessed spotlights, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, and a gravelled driveway.

Rear

At the rear of the property, there is a fully enclosed garden offering a peaceful and private outdoor space. It features a raised composite decking patio, ideal for seating and entertaining, leading onto a well-maintained lawn. A shed provides convenient storage, while the surrounding planted borders are filled with a variety of established plants, shrubs, bushes, and mature trees, creating a sense of greenery and seclusion. The garden is enclosed by a fence-panelled boundary, ensuring both security and privacy

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

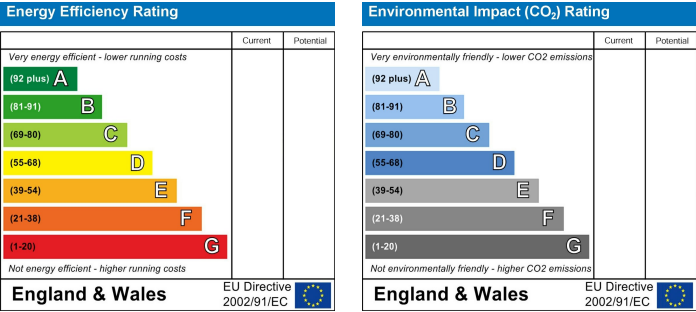
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.

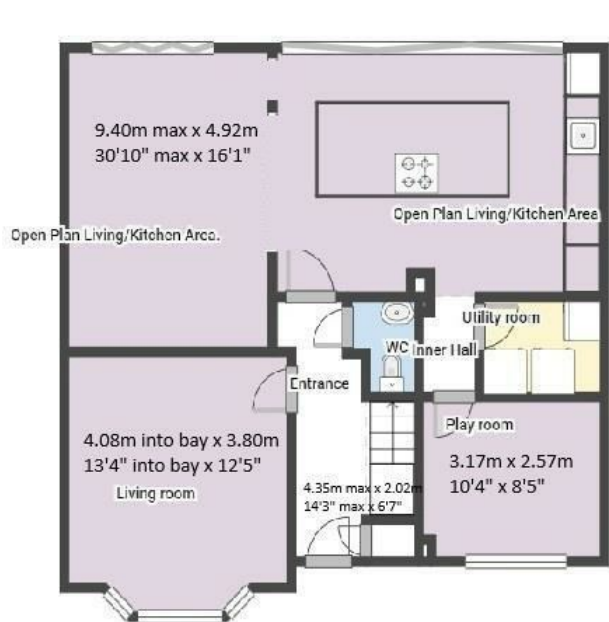
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Roseleigh Avenue, Mapperley, Nottinghamshire NG3 6FJ

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.