

HoldenCopley

PREPARE TO BE MOVED

Shaldon Close, Mapperley, Nottinghamshire NG3 5XF

£500,000

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IMPRESSIVE DETACHED FAMILY HOME...

This impressive four-bedroom detached family home is beautifully presented throughout and offers an abundance of space and style, making it the perfect home for any growing family. Situated within a highly sought-after modern development in Mapperley, this property benefits from being within close proximity to excellent schools, local amenities, and easy transport links into Nottingham City Centre. Boasting spacious accommodation across two floors, this property combines contemporary finishes with a warm and welcoming feel. Upon entering, you are greeted by a bright and spacious entrance hall with stylish wall panelling and ample under-stair storage. The bay-fronted living room provides a cosy yet elegant space for relaxing and entertaining, while the stunning modern kitchen/diner forms the heart of the home. The kitchen is fitted with a range of high-gloss units, wood-effect worktops, and a selection of integrated appliances including a double oven, hob, and dishwasher. French doors open out onto the landscaped rear garden, creating a seamless indoor-outdoor flow — ideal for family dining and summer gatherings. Completing the ground floor is a utility room, a ground floor W/C, and internal access to the integral garage. The first floor hosts four well-proportioned double bedrooms. The master bedroom and second bedroom both benefit from stylish en-suite shower rooms and fitted wardrobes, while the remaining bedrooms share a modern four-piece family bathroom complete with a bath and separate shower enclosure. A spacious landing with loft access and additional storage further enhances the practicality of this impressive home. To the front, the property features a double driveway providing off-street parking and access to the garage, alongside a neat lawn and decorative planting. To the rear is a beautifully landscaped garden featuring a well-maintained lawn, paved patio area with a pergola, and a shed.

MUST BE VIEWED





- Impressive Detached Family Home
- Four Well-Proportioned Double Bedrooms
- Bay Fronted Living Room
- Stylish Modern Kitchen/Diner
- Convenient Utility Room
- Four Piece Family Bathroom Suite & Two En-Suites
- Double Driveway & Garage
- Landscaped Rear Garden
- Ample Storage Space
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16’3" x 12’10" (4.97m x 3.93m)
The entrance hall has carpeted flooring and stairs, a radiator, a built-in storage cupboard, a dado rail and panelling to the walls, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

17’10" x 12’7" (5.44m x 3.84m)
The living room has carpeted flooring, a radiator, and a UPVC double-glazed rectangular bay window to the front elevation.

W/C

3’6" x 6’3" (1.07m x 1.91m)
This space has a low level flush W/C, a pedestal wash basin with a mixer tap and splashback, tiled flooring, a radiator, and an extractor fan.

Kitchen/Diner

17’5" x 22’6" (5.32m x 6.88m)
The kitchen/diner has a range of high gloss base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, an integrated electric hob with a glass splashback and angled extractor fan, an integrated dishwasher, an integrated fridge freezer, tiled flooring, a radiator, UPVC double-glazed windows to the side and rear elevations, recessed spotlights, and double French doors leading out to the rear garden.

Utility Room

6’6" x 6’10" (2.00m x 2.10m)
The utility room has fitted high gloss base and wall units with wood-effect worktops, space and plumbing for a washing machine and dishwasher, tiled flooring, a radiator, access to the garage, and a single composite door leading out to the rear garden.

Garage

23’7" x 11’6" (7.20m x 3.51m)
The garage has an up and over door, lighting, and electricity.

FIRST FLOOR

Landing

9’11" x 14’4" (3.04m x 4.39m)
The landing has carpeted flooring, a radiator, a built-in storage cupboard, recessed spotlights, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

9’6" x 12’6" (2.92m x 3.82m)
The main bedroom has carpeted flooring, a radiator, full-length mirrored sliding door fitted wardrobes, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

6’0" x 6’11" (1.84m x 2.11m)
The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a handheld and overhead shower fixture, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

17’1" x 10’2" (5.21m x 3.12m)
The second bedroom has carpeted flooring, a radiator, full-length fitted wardrobes, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

6’6" x 6’9" (1.98m x 2.06m)
The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a handheld shower fixture, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

10’6" x 9’6" (3.21m x 2.90m)
The third bedroom has carpeted flooring, a radiator, full-length sliding door fitted wardrobes, panelling to the walls, and a UPVC double-glazed window to the front elevation.

Bedroom Four

10’4" x 10’4" (3.16m x 3.15m)
The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

8’9" x 7’11" (2.67m x 2.42m)
The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, access to the garage, access to the rear, a gravelled area, a lawn, decorative greenery, and a fence panelled boundary.

Rear

To the rear of the property is a landscaped garden with a lawn, a paved patio seating area with a pergola, a shed, decorative greenery, and fence panelled boundaries.

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) 220 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 – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

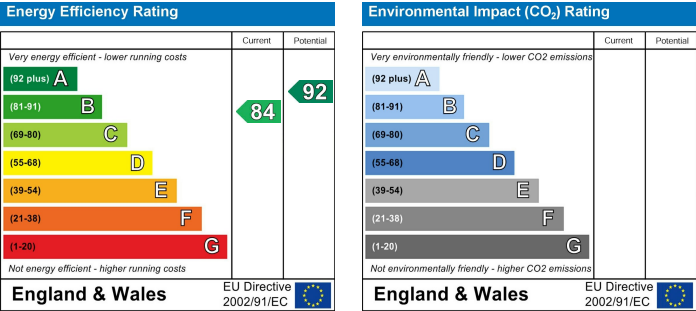
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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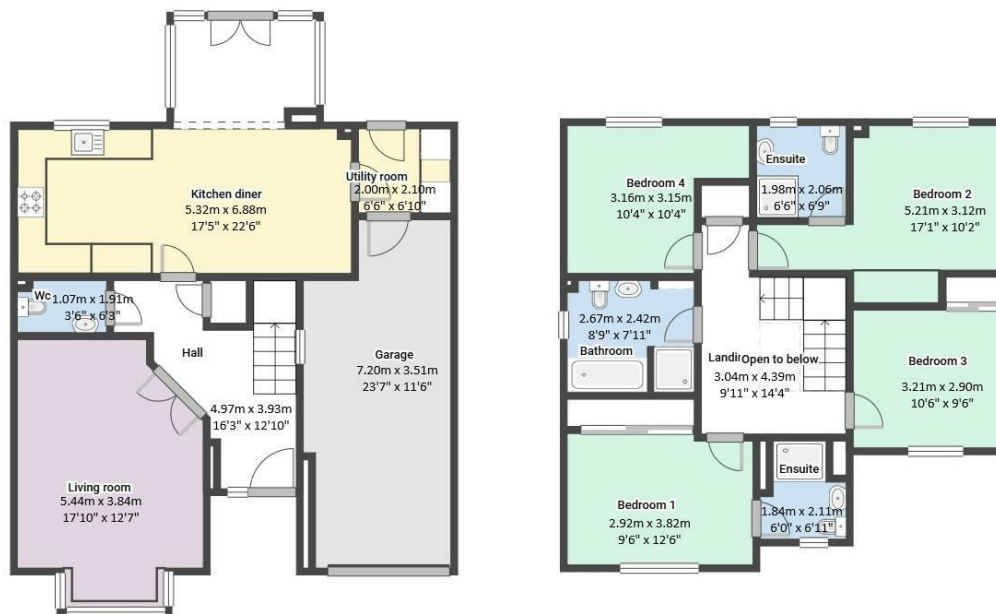
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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