

HoldenCopley

PREPARE TO BE MOVED

Maurice Drive, Mapperley, Nottinghamshire NG3 5GF

Guide Price £300,000 - £325,000

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SOUGHT AFTER LOCATION...

A rare opportunity to acquire this unique charming detached bungalow in an elevated position with spectacular views to the west.. Perfectly positioned in a highly sought-after area close to a variety of local amenities, including shops, cafes, schools, and excellent transport links. With easy access to the vibrant Sherwood and Mapperley high streets and Nottingham city centre. The property is entered via a welcoming entrance hall, which leads into a spacious and light-filled living room. This room enjoys access to a balcony and flows seamlessly into the dining area, creating an open, versatile space ideal for entertaining. The fitted kitchen offers practical functionality and ample workspace, while an inner hallway leads to two generous double bedrooms. The accommodation is completed by a well- proportioned two-piece bathroom and a separate W/C. Externally, the bungalow benefits from being on a landscaped plot with gardens to front and rear. It has a driveway providing off-street parking, as well as access to the garage and side of the property. Steps lead to the rear garden, which offers a private and secure space with a patio area, lawn, and a variety of shrubs, bushes, and trees, all framed by panelled fencing, creating an inviting and tranquil outdoor environment.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

10'11" x 8'0" (3.34m x 2.44m)

The entrance hall has carpeted flooring, wooden panelling to the walls, a radiator, and a UPVC door providing access into the accommodation.

W/C

6'0" x 2'7" (1.85m x 0.79m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a radiator, coving to the ceiling, and vinyl flooring,

Living Room

17'7" x 11'5" (5.38m x 3.50m)

The living room has three UPVC double glazed windows to the front and side elevation, two radiators, oak effect laminate flooring, and a door opening to the balcony.

Dining Room

8'0" x 9'0" (2.45m x 2.76m)

The dining room has two UPVC double glazed windows to the front and side elevation, a radiator, and wood flooring.

Kitchen

8'4" x 12'5" (2.56m x 3.80m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge-freezer, a radiator, a serving hatch, vinyl flooring, two UPVC double glazed windows to the side and front elevation, and a UPVC door providing access to the garden.

Inner Hallway

2'11" x 5'10" (0.89 x 1.79m)

The inner hallway has carpeted flooring, an in-built cupboard, and access into the loft.

Bedroom One

11'6" x 10'7" (3.52m x 3.24m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

11'11" x 11'1" (3.64m x 3.38m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, an in-built cupboard with double doors, and carpeted flooring.

Bathroom

7'4" x 5'10" (2.24m x 1.78m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a shaver socket, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

BASEMENT

Garage

16'11" x 7'11" (5.18m x 2.43m)

The garage has a window to the side elevation, electrics, a wall-mounted boiler, ample storage space, and double doors opening out to the driveway,

OUTSIDE

Front

To the front of the property is a tired garden, steps up to the rear garden and side access to the property, and a driveway with access to the garage.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, various shrubs, bushes and trees, 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 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.

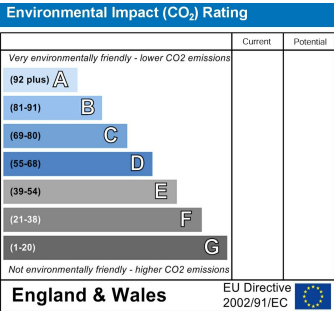
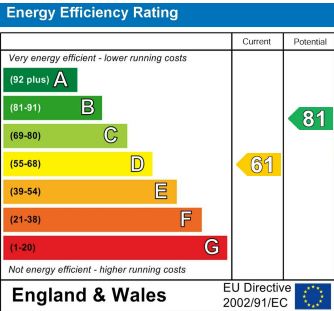
The vendor has advised the following:

Property Tenure is Freehold

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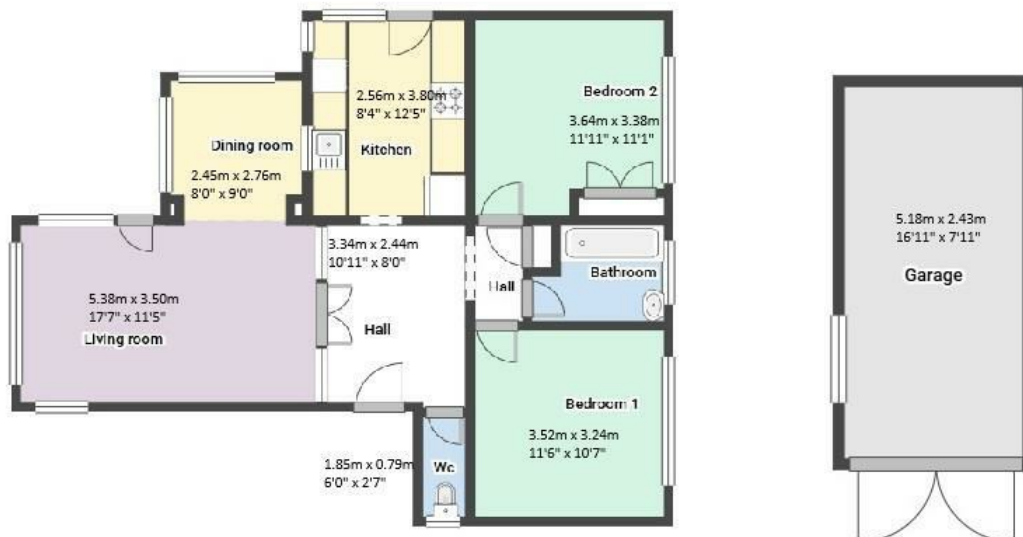
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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