

# HoldenCopley

PREPARE TO BE MOVED

Seaton Way, Mapperley, Nottingham NG3 5XB

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Guide Price £450,000 - £470,000

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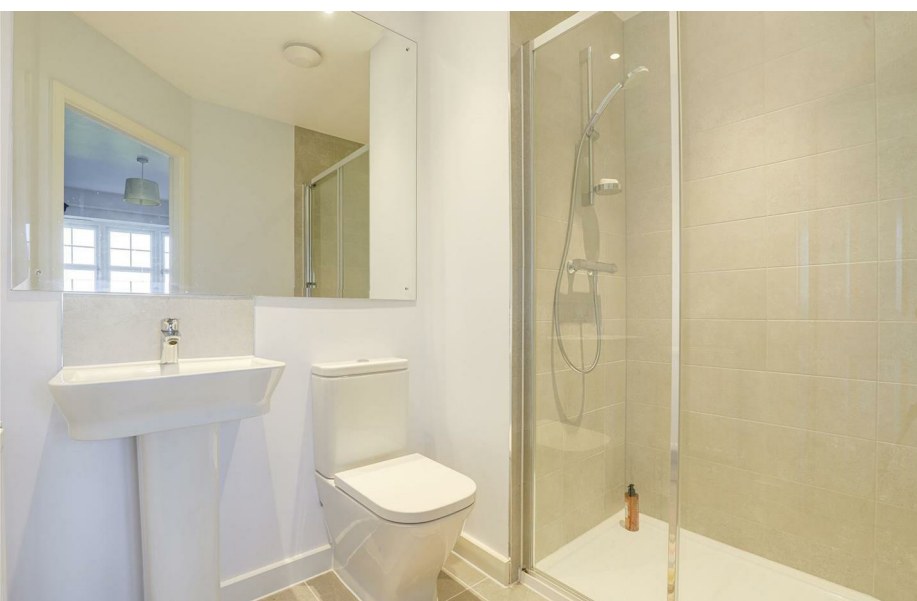
GUIDE PRICE £450,000 - £470,000

NO UPWARD CHAIN...

Welcome to this exquisite four-bedroom detached family home, that boasts not only spacious interiors but also the luxury of no upward chain and stunning views of the serene countryside. Nestled in a sought-after location, it's in proximity to local amenities such as Gedling Country Park, Spring Lane Farm Shop, schools, and convenient commuting links. Upon entering through the front door, you are greeted by the entrance hall and to the right, a generously proportioned reception room awaits, providing a perfect space for relaxation and entertainment. Continuing through the ground floor, you'll discover the heart of the home - an open-plan kitchen/diner that seamlessly integrates a snug area, providing a versatile and multifunctional space. The modern fitted kitchen features integrated appliances and offers open access to a utility room, combining style with functionality. Natural sunlight floods the space through the windows and doors, creating an inviting atmosphere. Completing the ground floor is a convenient ground floor W/C, adding a practical touch to the living space. Moving to the upper level, you'll find four double bedrooms, two of which boast en-suite bathrooms for added privacy and luxury. The upper level is rounded off with a three-piece family bathroom, offering convenience to your daily needs. As you approach, the front garden welcomes you with a neatly manicured lawn, plants and shrubs, a driveway offering off-road parking for multiple cars. The garage provides additional storage space, ensuring convenience and practicality for the modern family. The rear of the property features a south-facing garden, a perfect retreat to enjoy the outdoors. With a lush lawn, a variety of plants and shrubs, and a greenhouse, this space offers a serene backdrop for relaxation and leisure.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Fitted Kitchen-Diner & Snug Area
- Utility Room & Ground Floor W/C
- A Family Bathroom & Two En-Suites
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, access to the garage, an in-built storage cupboard and a single composite door providing access into the accommodation.

### Living Room

19'3" x 11'4" (5.89m x 3.46m)

The living room has carpeted flooring, a radiator, a decorative mantelpiece with a realistic fireplace and a UPVC double-glazed bay window to the front elevation.

### Kitchen-Diner

18'8" max x 12'6" max (5.71m max x 3.82m max)

The kitchen-diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated induction hob, an integrated double oven, an integrated fridge freezer, a splashback, an extractor fan, recessed spotlights, a radiator, laminate wood-effect flooring, three Velux windows, a UPVC double-glazed window to the rear elevation, double French doors opening out to the rear garden.

### Snug

11'7" x 8'10" (3.54m x 2.70m)

This space has laminate wood-effect flooring, a radiator and double French doors opening out to the rear garden.

### Utility Room

5'9" x 5'1" (1.76m x 1.57m)

The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine, a radiator, laminate wood-effect flooring and a single composite door providing access to the side of the property.

### W/C

This space and a low level dual flush W/C, a wall-mounted wash basin, a tiled splashback, a radiator and tiled flooring

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the loft with courtesy lighting.

### Master Bedroom

16'0" max x 11'7" max (4.90m max x 3.55m max)

The main bedroom has laminate wood-effect flooring, a radiator, fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

### En-Suite

7'1" x 4'2" (2.17m x 1.28m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, partially tiled walls, recessed spotlights, a radiator, an extractor fan and tiled flooring.

### Bedroom Two

13'1" max x 12'5" max (3.99m max x 3.81m max)

The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

### En Suite

7'2" x 5'6" (2.19m x 1.70m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, partially tiled walls, recessed spotlights, a radiator, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Three

11'7" x 9'6" (3.55m x 2.92m)

The third bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bedroom Four

10'5" x 9'11" (3.20m x 3.03m)

The fourth bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

## Bathroom

7'11" x 6'5" (2.43m x 1.96m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, partially tiled walls, recessed spotlights, a heated towel rail, an extractor fan, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

The front of the property has a tarmac driveway providing off-road parking for multiple cars, courtesy lighting, a lawn, a range of plants and shrubs and gated access to the rear garden.

### Garage

19'7" x 9'10" (5.97m x 3.01m)

The garage has a power supply, courtesy lighting, ample storage space and an electric up-and-over door,

### Rear

The rear of the property has an enclosed garden with a lawn, a range of plants and shrubs, a paved patio area, a greenhouse and fence panelling.

## 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.

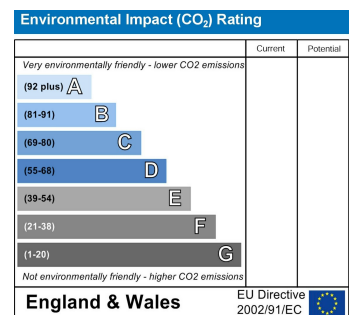
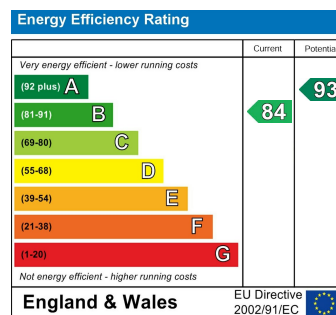
The vendor has advised the following:

Property Tenure is Freehold

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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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