

# HoldenCopley

PREPARE TO BE MOVED

Moore Road, Mapperley, Nottinghamshire NG3 6EF

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Guide Price £400,000 - £425,000



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NO UPWARD CHAIN...

This spacious four-bedroom detached family home, offered with no upward chain, is nestled in the popular Mapperley location, just a short distance from the vibrant Mapperley Top. Here, you'll find an array of shops, dining options, and excellent bus links to Nottingham City Centre. Inside, the home opens into a welcoming entrance hall that leads to a modern kitchen, perfect for all your culinary needs. The kitchen flows seamlessly into the dining room, where double French doors open out to the rear garden, creating an ideal space for indoor-outdoor living. The dining room also connects to a spacious living room, offering a bright, open-plan layout. Completing the ground floor is a dedicated office space and a double bedroom with its own en-suite, providing flexibility for family or guests. Upstairs, the upper level houses three generously sized double bedrooms. The main bedroom boasts its own en-suite, while the family bathroom serves the remaining bedrooms. Outside, the property benefits from gated access to a driveway with ample off-road parking for multiple cars. The rear garden features a patio seating area, steps leading down to a well-maintained lawn, and a variety of plants and shrubs, a perfect space to enjoy the outdoors.

MUST BE VIEWED!







- Detached House
- Four Double Bedrooms
- Three Reception Room
- Modern Kitchen
- Two En-Suites & Family Bathroom
- Driveway
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, an in-built storage cupboard, two UPVC double-glazed windows to the front elevation and a single UPVC door providing access into the accommodation.

### Kitchen

13'9" x 9'0" (4.20m x 2.76m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor fan & dishwasher, space and plumbing for a washing machine, partially tiled walls, access to the pantry, open-plan access to the dining room, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

### Dining Room

9'10" x 9'2" (3.01m x 2.80m)

The dining room has laminate wood-effect flooring, a radiator, open-plan access to the living room and double French doors opening out to the rear garden.

### Living Room

19'9" x 10'7" (6.02m x 3.23m)

The living room has carpeted flooring, two radiators, a feature media wall and a UPVC double-glazed bow window to the front elevation.

### Hall

The hall has laminate wood-effect flooring and an in-built storage cupboard.

### Office

9'3" x 7'4" (2.83m x 2.24m)

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

### Bedroom Four

12'1" x 9'4" (3.69m x 2.85m)

The fourth bedroom has carpeted flooring, a radiator, an extractor fan, access to the en-suite, a full-height UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

### En-Suite

6'5" x 3'3" (1.96m x 1.00m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a shower fixture, tiled walls and tiled flooring.

## FIRST FLOOR

### Landing

The landing has carpeted flooring and access to the first floor accommodation.

### Master Bedroom

10'7" x 10'5" (3.23m x 3.19m)

The main bedroom has carpeted flooring, a radiator, a feature panelled wall, access to the en-suite and a UPVC double-glazed window to the rear elevation.

### En-Suite

8'5" x 2'10" (2.59m x 0.88m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, an extractor fan and carpeted flooring.

### Bedroom Two

12'4" x 10'9" (3.77m x 3.30m)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

### Bedroom Three

12'4" x 10'6" (3.77m x 3.21m)

The third bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation and double French doors opening out to the balcony.

### Bathroom

10'9" x 7'7" (3.30m x 2.33m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, partially tiled walls, a wall-mounted electric shaving point and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is gated access to the driveway providing off-road parking for multiple cars, gated access to the rear garden and hedge borders.

### Rear

To the rear of the property is an enclosed garden with a paved patio area, steps down to the lawn, two sheds, a range of plants and shrubs and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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 B

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.

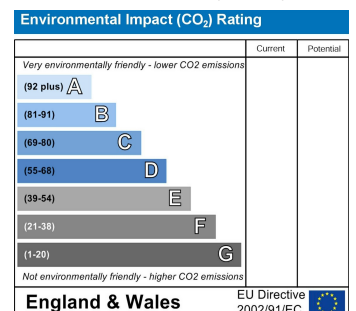
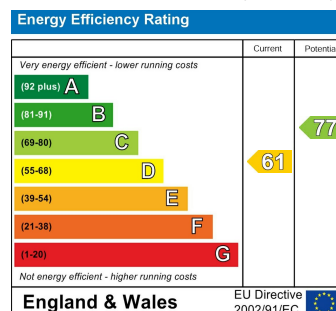
The vendor has advised the following:

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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