

HoldenCopley

PREPARE TO BE MOVED

Axmouth Drive, Mapperley, Nottinghamshire NG3 5SX

Guide Price £300,000 - £350,000

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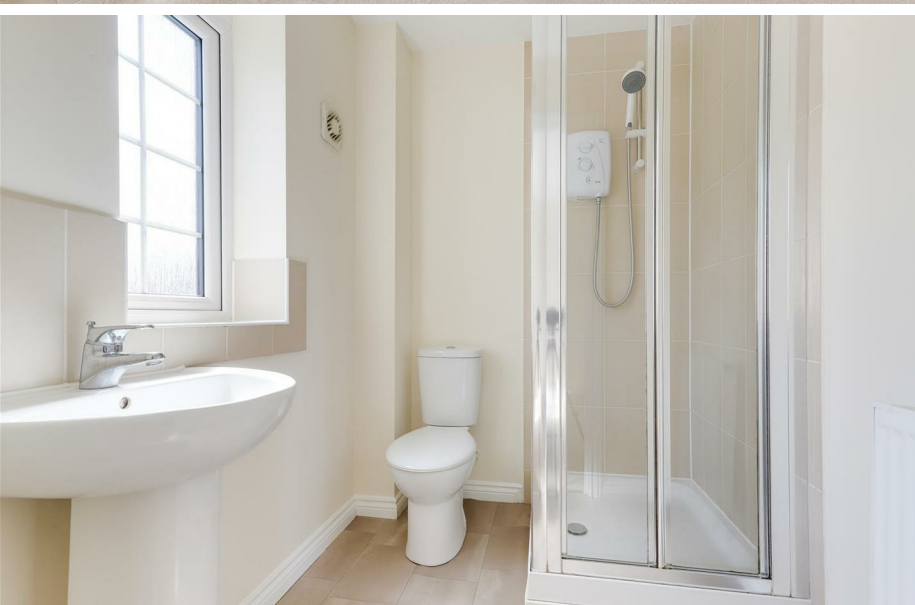
GUIDE PRICE... £300,000 - £325,000

LOCATION, LOCATION, LOCATION...

This beautifully presented four-bedroom semi-detached home in the sought-after area of Mapperley offers spacious and versatile accommodation, making it perfect for a growing family or an excellent investment opportunity. Ideally positioned near the picturesque Gedling Country Park, excellent school catchments, and a variety of local amenities, the property combines convenience with a welcoming sense of home. The ground floor features an inviting entrance hall leading to a modern fitted kitchen equipped with integrated appliances, a convenient WC, and a generously sized lounge/dining area. Flooded with natural light, this space seamlessly extends to the private rear garden through elegant double French doors, creating the perfect setting for entertaining or family gatherings. Upstairs, three well-proportioned double bedrooms and a comfortable single bedroom with fitted wardrobes provide ample sleeping space, all serviced by a stylish family bathroom. The master bedroom further benefits from its own en-suite for added privacy and convenience. Externally, the property boasts a driveway with access to the garage, while the well-maintained rear garden offers a peaceful retreat, complete with a lawn and seating area. With its prime location, spacious layout, and investment potential, this stunning home is an ideal choice for a range of buyers.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Spacious Lounge / Diner
- Fitted Kitchen
- Ground Floor WC
- Bathroom & En-Suite
- Driveway & Garage
- Well-Maintained Rear Garden
- Sought-After Location
- Can Be Sold With or Without Tenant-In-Situ





GROUND FLOOR

Entrance Hall

15*8" x 10*2" (4.79 x 3.12)

The entrance hall has laminate flooring, carpeted stairs, a radiator, an in-built under stair cupboard, a wall-mounted consumer unit, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

Kitchen

11*3" x 9*1" (3.43 x 2.78)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven with a four ring gas hob, stainless steel splashback and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine and a dishwasher, tiled flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Lounge-Diner

15*7" x 15*3" (4.75 x 4.65)

The lounge / diner has carpeted flooring, a radiator, a TV point, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

WC

6*0" x 3*4" (1.83 x 1.03)

This space has a low level dual flush WC, a pedestal wash basin, tiled splashback, laminate flooring, a radiator, and an extractor fan.

Garage

17*1" x 9*4" (5.22 x 2.86)

The garage has lighting, electrical points, a single composite door leading out to the garden, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

8*11" x 6*9" (2.73 x 2.07)

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

Master Bedroom

12*11" x 12*1" (3.94 x 3.70)

The main bedroom has a UPVC double-glazed window to the front elevation, a TV point, carpeted flooring, a radiator, and access into the en-suite.

En-Suite

6*2" x 5*4" (1.89 x 1.64)

The en-suite has a low level dual flush WC, a pedestal wash basin, an electrical shaving point, a shower enclosure, a radiator, tiled splashback, vinyl flooring, an extractor fan, and a UPVC double-glazed window to the front elevation.

Bedroom Two

13*10" x 9*6" (4.23 x 2.92)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11*8" x 9*6" (3.56 x 2.92)

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

Bedroom Four

7*10" x 7*4" (2.41 x 2.24)

The fourth bedroom has carpeted flooring, fitted wall-to-wall wardrobes, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

6*7" x 5*6" (2.03 x 1.68)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bathtub with a handheld shower head, partially tiled walls, vinyl flooring, and an extractor fan.

OUTSIDE

Front

To the front of the property is a pathway leading to enter the accommodation, courtesy lighting, a range of shrubs, a tarmac driveway, and access into the garage.

Rear

To the rear is a private enclosed garden with a lawn, a patio seating area, a timber-shed, a range of mature trees, plants and shrubs, fence panelled boundaries, and side gated access.

ADDITIONAL INFORMATION

- Broadband Networks -
- Broadband Speed - **Mbps
- Phone Signal – 3G / 4G / 5G
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric or Gas Central Heating – Connected to Mains Supply
- Septic Tank –
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area -
- Non-Standard Construction –
- Any Legal Restrictions –
- Other Material Issues –

DISCLAIMER

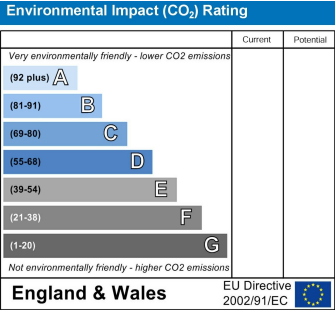
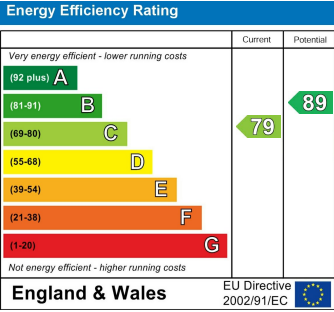
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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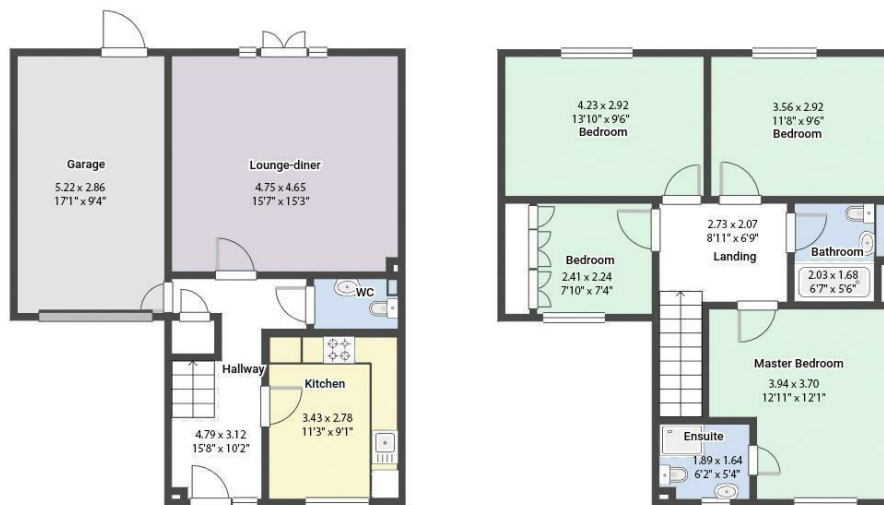
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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