

# HoldenCopley

PREPARE TO BE MOVED

Goddard Court, Mapperley Plains, Nottingham NG3 5RP

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£2,000 PCM

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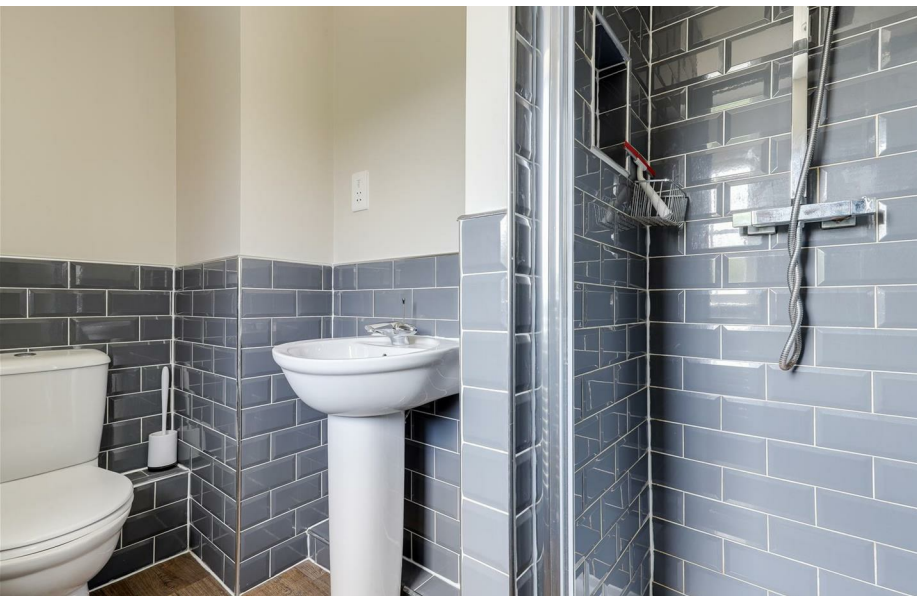
## LOCATION LOCATION LOCATION...

This beautifully presented five-bedroom detached house in the desirable Mapperley area is coming to the market. The property features spacious, modern accommodation with ample in-built storage and neutral decor, ideal for families. The ground floor includes an inviting entrance hall, a modern fitted kitchen with high-spec integrated appliances, a separate dining area with French doors leading to the rear garden, a spacious living room with a feature fireplace, an additional family/sitting room and a convenient downstairs WC. The first floor comprises five generously sized bedrooms, with en-suites to the first and second bedrooms and in-built wardrobes in four bedrooms, plus a three-piece family bathroom suite. Outside, the front garden is adorned with decorative plants and shrubs, alongside a pathway leading to the house, a tandem garage and a driveway providing ample off-street parking. The rear garden is enclosed, featuring a lawn, a paved seating area, and access to the garage. This property is available unfurnished and ready for immediate occupancy, with easy access to local shops, well-known schools, and transport links to the City Centre.

MUST BE VIEWED!







- Detached House
- Five Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Separate Dining Room & Additional Family Room
- Three Piece Bathroom Suite/Two En-Suites & Downstairs WC
- Ample In-Built Storage
- Tandem Garage & Driveway Providing Off Street-Parking
- Rear Enclosed Garden
- Available Now











## ACCOMMODATION

### GROUND FLOOR

#### Hallway

15'10" × 6'2" (4.83 × 1.90)

The entrance hall has carpeted flooring and stairs, radiator, under-stair cupboard, smoke alarm and a single composite door providing access into the accommodation

#### Kitchen

14'11" × 9'10" (4.57 × 3.02)

The kitchen has tiled flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, integrated double oven with separate gas hobs, splashback and over hood extractor fan, stainless steel sink and a half with a drainer and mixer taps, integrated dishwasher, integrated fridge/freezer, integrated washing machine, wall mounted boiler, radiator and a UPVC double glazed window

#### Dining Room

11'9" × 9'10" (3.59 × 3.02)

The dining room has tiled flooring, recessed ceiling spotlights, radiator, UPVC double glazed Velux window, UPVC double glazed windows and UPVC double glazed French doors providing access to the rear garden

#### Living Room

15'3" × 15'0" (4.67 × 4.58)

The living room has carpeted flooring, recessed ceiling spotlights, TV point, feature fireplace with a gas fire with a marble effect hearth and surround, internal French doors leading to the sitting room, radiator and UPVC double glazed sliding doors providing access to the rear garden

#### Sitting Room

12'8" × 10'2" (3.88 × 3.10)

The sitting room has carpeted flooring, radiator and a UPVC double glazed window

### FIRST FLOOR

#### Landing

The landing has carpeted flooring, in-built storage room, radiator, smoke alarm, UPVC double glazed window and provides access to the first floor accommodation

#### Master Bedroom

12'1" × 10'10" (3.70 × 3.31)

The main bedroom has carpeted flooring, recessed ceiling spotlights, built-in double wardrobe, radiator, provides access to the en-suite and a UPVC double glazed window

#### Ensuite

11'0" × 4'1" (3.37 × 1.25)

The en-suite has wood effect flooring, partially tiled walls, recessed ceiling spotlights, single shower enclosure with a wall mounted mains-fed waterfall shower with a separate shower over, pedestal washbasin with mixer taps, shaving point, low level dual flush WC, chrome wall mounted heated towel rail, extractor fan and a UPVC double glazed obscure window

#### Bedroom Two

14'1" × 8'4" (4.31 × 2.56)

The second bedroom has carpeted flooring, in-built double wardrobe, TV point, radiator, provides access to the en-suite and a UPVC double glazed window

#### Ensuite

7'11" × 5'6" (2.43 × 1.70)

The en-suite has tiled flooring, partially tiled walls, recessed ceiling spotlights, pedestal washbasin with mixer taps, low level dual flush WC, single shower enclosure with a wall mounted mains-fed shower, radiator and a UPVC double glazed obscure window

#### Bedroom Three

11'11" × 9'10" (3.64 × 3.02)

The third bedroom has carpeted flooring, in-built double wardrobe, radiator and a UPVC double glazed window

#### Bedroom Four

10'5" × 8'1" (3.20 × 2.48)

The fourth bedroom has carpeted flooring, in-built double wardrobe, radiator and a UPVC double glazed window

#### Bedroom Five

9'4" × 6'7" (2.87 × 2.03)

The fifth bedroom has carpeted flooring, radiator and a UPVC double glazed window

#### Bathroom

6'7" × 6'6" (2.02 × 1.99)

The bathroom has tiled flooring and partially tiled walls, recessed ceiling spotlights, chrome towel rail, low level dual flush WC, pedestal washbasin with mixer taps, panelled bath with mixer taps, extractor fan and a UPVC double glazed obscure window

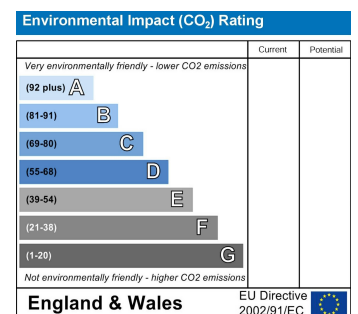
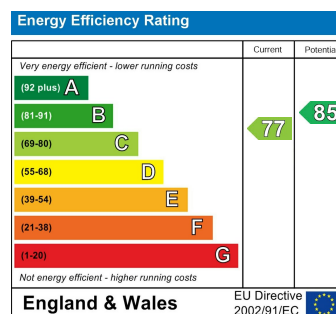
### OUTSIDE

#### FRONT

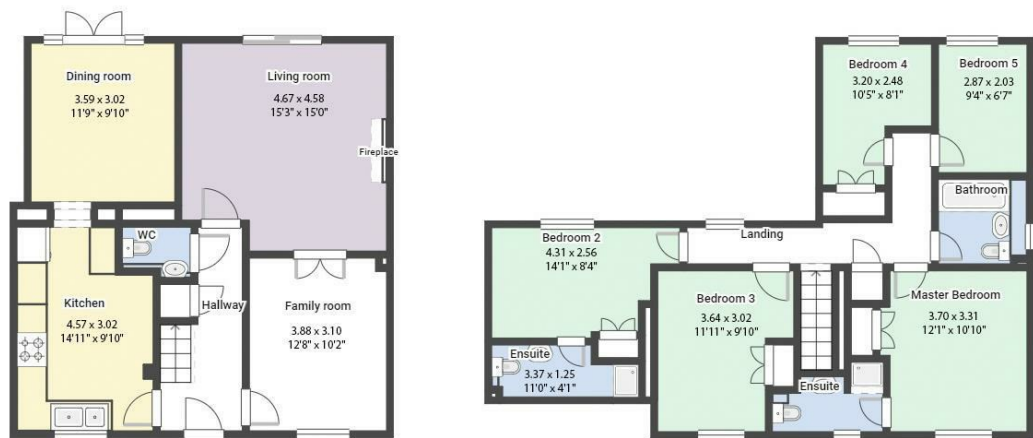
To the front is a range of decorative plants and shrubs, access to the tandem garage and paved driveway providing off street parking with a pathway leading to the accommodation

#### REAR

To the rear is an enclosed garden with a paved seating area, lawn, provides access to the garage and has a fence surround



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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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