

HoldenCopley

PREPARE TO BE MOVED

Dawlish Close, Mapperley, Nottinghamshire NG3 5UR

£1,650 PCM

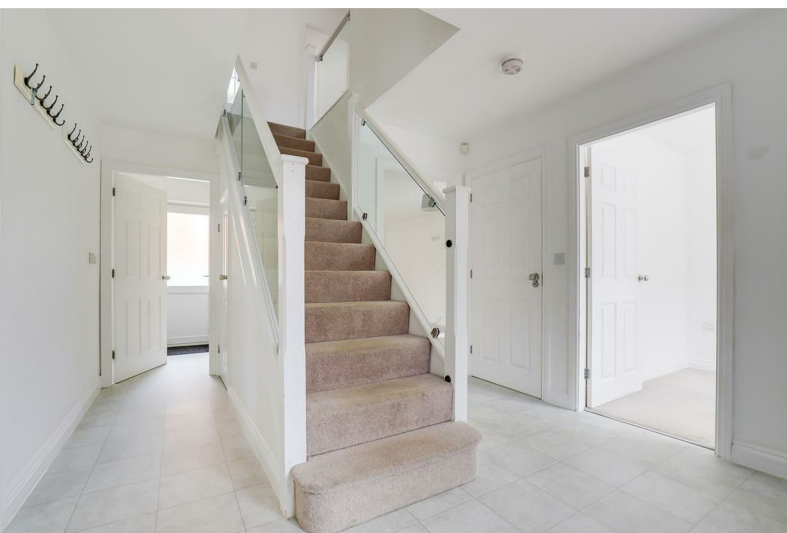
Dawlish Close, Mapperley, Nottinghamshire NG3 5UR

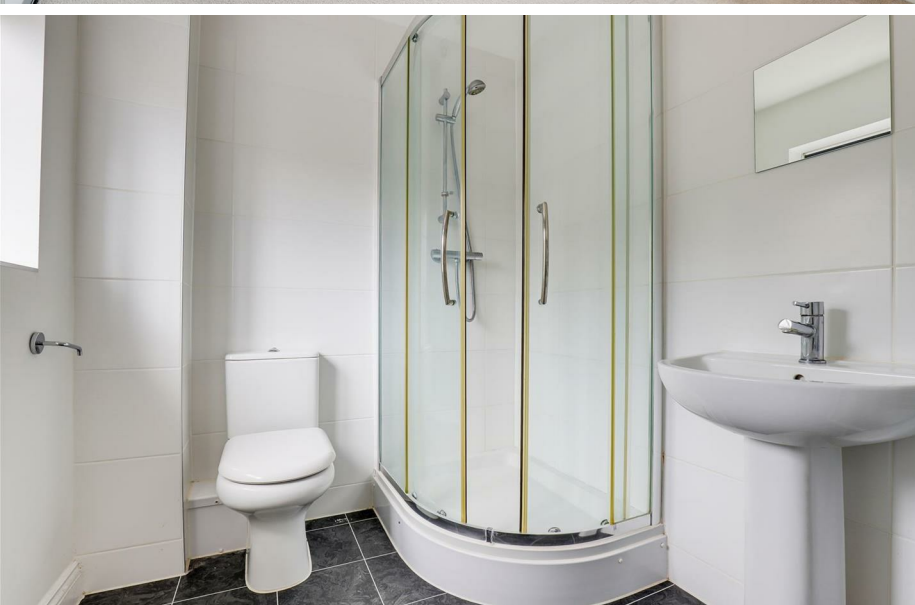


PERFECT FAMILY HOME...

Welcome to this impressive four-bedroom detached house, offering an expansive canvas for you to transform into your dream family home, ready for immediate occupancy. Nestled in a sought-after location, this property enjoys close proximity to a wealth of local amenities including shops, eateries, schools, and excellent commuting links. Step inside and be greeted by a spacious hallway providing access to the heart of the home – the modern kitchen diner, boasting integrated appliances and ample space for family meals and entertaining. The adjacent spacious living room offers a comfortable retreat, while an office provides the perfect space for remote work or study. Completing the ground floor layout is a convenient W/C, adding to the practicality of daily living. Ascending to the upper level, you'll discover four generously proportioned bedrooms, with three benefiting from fitted wardrobes to maximize storage space. The master bedroom boasts the luxury of an en-suite bathroom, while the remaining residents have access to a four-piece bathroom suite, ensuring comfort and convenience for all. Outside, the property impresses further with a front driveway providing off-road parking, while the rear garden offers a low-maintenance space for outdoor enjoyment. Featuring a patio seating area and an artificial lawn. Additionally, a versatile studio offers endless possibilities for use, whether as a home office, gym, or creative space.

AVAILABLE NOW!





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen/Diner
- Office & Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite To The Master
- Driveway Providing Off Street Parking
- Rear Enclosed Garden & Studio Room
- Sought-After Location
- 360 Virtual Tour





GROUND FLOOR

Entrance Hall

15'1" x 10'5" (4.60m x 3.18m)

The entrance hall has vinyl flooring, carpeted flooring, a radiator, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Kitchen/Diner

20'8" x 9'10" (6.31m x 3.00m)

The kitchen/diner has range of fitted base and wall units with an under-mount sink and a half with a swan neck mixer tap, an integrated oven, gas hob, dishwasher & fridge freezer, an extractor fan, two radiators, recessed spotlights, vinyl flooring, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Rear Porch

6'2" x 5'3" (1.90m x 1.61m)

The rear porch has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, a radiator, vinyl flooring and a single UPVC doors providing access to the rear garden.

Living Room

10'10" x 17'7" (3.31m x 5.36m)

The living room has carpeted flooring, two radiators, a UPVC double-glazed obscure window to side the side elevation and double French doors opening out to the rear garden.

Office

7'0" x 6'11" (2.15m x 2.13m)

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

W/C

6'11" x 3'4" (2.11m x 1.04m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6'9" x 10'4" (2.08m x 3.16m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

10'10" x 11'0" (3.31m x 3.36m)

The main bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

6'0" x 6'3" (1.83m x 1.91m)

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

Bedroom Two

13'1" x 10'10" (max) (3.99m x 3.32m (max))

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

Bedroom Three

7'5" x 9'6" (2.27m x 2.90m)

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

Bedroom Four

10'11" x 9'4" (3.33m x 2.86m)

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

Bathroom

7'10" x 7'4" (2.39m x 2.26m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled double ended bath with central taps, a shower enclosure with a shower fixture, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, vinyl flooring and a UPVC double-glazed window obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden and courtesy lighting.

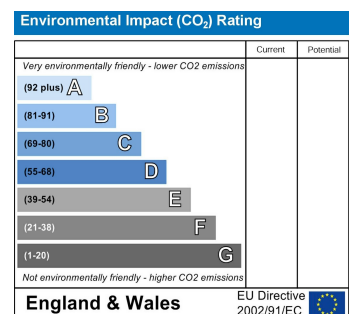
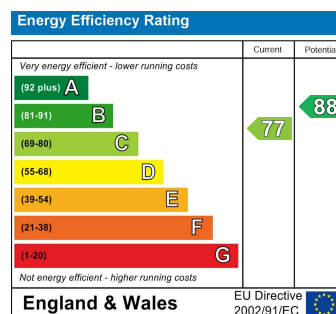
Rear

To the rear of the property is an enclosed garden with a paved patio area, an artificial lawn, bedding areas for plants and shrubs, access to the studio and fence panelling boundary.

Studio

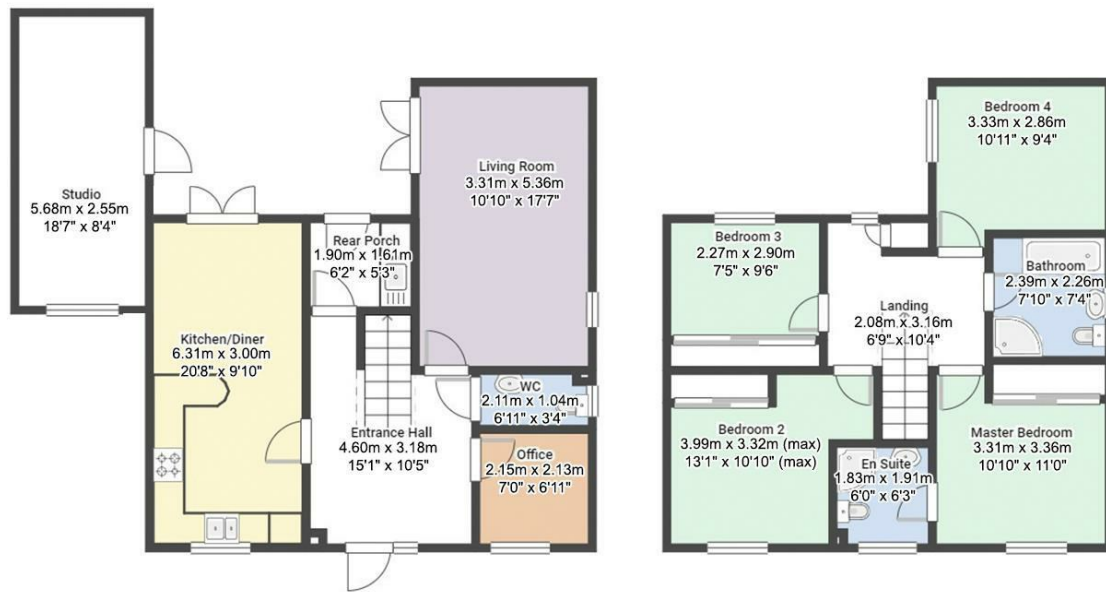
18'7" x 8'4" (5.68m x 2.55m)

The studio has carpeted flooring, a radiator, recessed spotlights, access to the boarded loft with courtesy lighting via a dropdown ladder, a UPVC double-glazed window to the front elevation and a single UPVC door providing access.



Dawlish Close, Mapperley, Nottinghamshire NG3 5UR

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.