

HoldenCopley

PREPARE TO BE MOVED

Carriage Close, Mapperley Park, Nottingham NG3 5HA

£2,400 PCM

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DETACHED FAMILY HOME...

This prestigious spacious and well-presented detached house is coming to the market ideally situated in a sought after location of Alexandra Park within close proximity to a range of excellent transport links into Nottingham City Centre and surrounding areas. Close to shops, well-known schools and other local amenities. This property is perfect for a larger or growing family. A prime example of modern luxury, featuring advanced and eco-friendly heating solutions. Central to its heating system is an air source heat pump, which efficiently provides both hot water and heating alongside the solar panels enhancing energy efficiency. The house benefits from underfloor heating throughout, ensuring consistent and comfortable warmth in every room. The interior boasts a welcoming entrance hall with the added benefit of a W/C, leading into a bright and airy living room with two bay windows. The modern fitted kitchen diner features a range of high-spec integrated appliances with an island and bi-folding doors leading to the rear garden providing access to the utility room. To the first floor, you will find four bedrooms, with the second bedroom benefiting from an en-suite. Additionally, there is a four-piece bathroom suite. The second floor houses the main bedroom, complete with an en-suite and the luxury of a walk-in wardrobe. Outside features a comprehensive CCTV and alarm system for extra security. The front of the property includes a lawn area and a driveway providing ample off street parking with access to the garage. The garage is equipped with lighting, electrics, ample storage and an electric up-and-over door. The enclosed rear garden offers a patio area, a lawn and a fence and hedged boundary, providing a perfect space for outdoor activities, perfect for Summer!

AVAILABLE NOW!





- Detached House
- Five Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner & Additional Utility Room
- Four-Piece Bathroom Suite/Two En-suites & Ground Floor W/C
- Garage & Driveway
- CCTV & Security Alarm System
- Enclosed Rear Garden
- Sought After Location
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, recessed spotlights, and a composite door providing access into the accommodation.

W/C

This space has a concealed dual flush W/C, a vanity-style wash basin with mixer taps, a chrome heated towel rail, recessed spotlights and tiled flooring.

Living Room

17'1" into bay x 14'3" into bay (5.22m into bay x 4.35m into bay)
The living room has two UPVC double glazed bay windows with fitted blinds to the side and front elevation, a UPVC double glazed window to the side elevation with fitted blinds, a TV point, recessed spotlights, and carpeted flooring.

Kitchen Diner

22'0" max x 19'0" max (6.72m max x 5.81m max)
The kitchen diner has tiled flooring, recessed ceiling spotlights, a range of modern fitted base and wall units with granite effect worksurfaces and central island, a composite sink with a mixer tap and drainer, two integrated double ovens, separate electric hob with an over hood extractor fan, an integrated wine fridge, space for a freestanding American fridge freezer, recessed spotlights, a skylight, UPVC double glazed window to the side elevations, a UPVC bi-folding door and provides access into the utility room

Utility Room

9'4" x 5'9" (2.87m x 1.77m)
The utility room has a range of modern fitted base and wall units with granite effect worksurfaces, an under-mounted sink with integrated drainer grooves with a swan neck mixer tap, recessed spotlights, tiled flooring, and a single composite door opening out to the rear garden

FIRST FLOOR

Landing

The landing has a UPVC double glazed window with fitted shutters to the side elevation, carpeted flooring, an in-built cupboard, recessed ceiling spotlights and provides access to the first floor accommodation

Bedroom Two

12'4" x 12'1" (3.78m x 3.69m)
The second bedroom has two UPVC double glazed windows with fitted shutters to the front and side elevation, two wall-mounted lights, recessed spotlights, carpeted flooring and provides access to the en-suite

En Suite

6'11" x 5'4" (2.12m x 1.65m)
The en-suite has a UPVC double glazed obscure window to the front elevation with fitted shutters, a concealed dual flush W/C, a vanity-style wash basin with mixer taps, a double walk in shower enclosure with a wall-mounted waterfall style shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, extractor fan and tiled flooring.

Bedroom Three

12'7" x 10'4" (3.84m x 3.16m)
The third bedroom has a UPVC double glazed window to the front elevation with fitted shutters, recessed spotlights, and carpeted flooring.

Bedroom four

12'1" x 11'5" (3.69m x 3.48m)
The fourth bedroom has a UPVC double glazed window to the rear elevation with fitted shutters, recessed ceiling spotlights and carpeted flooring.

Bedroom Five

11'7" x 9'5" (3.55m x 2.89m)
The fifth bedroom has two UPVC double glazed window to the side and rear elevation with fitted shutters, recessed ceiling spotlights and carpeted flooring.

Bathroom

10'2" x 6'5" (3.11m x 1.98m)
The bathroom has a UPVC double glazed obscure window with fitted shutters to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin with mixer taps, a panelled bath with mixer taps and a handheld shower over, a walk-in shower enclosure with a wall-mounted waterfall style shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls and tiled flooring.

SECOND FLOOR

Landing

The landing has a UPVC double glazed window to the rear elevation with fitted blinds, a radiator, access to the second floor accommodation and access into the Walk In Wardrobe.

Walk in Wardrobe

10'11" x 3'2" (3.33m x 0.97m)
This space has carpeted flooring and a singular recessed spotlight.

Bedroom One

17'5" x 15'11" (5.33m x 4.87m)
The first bedroom has two UPVC double glazed windows to the front and rear elevation with fitted shutters, two wall-mounted lights, recessed ceiling spotlights, two radiators, carpeted flooring, and provides access to the en-suite.

En Suite

8'3" x 5'3" (2.52m x 1.61m)
The en-suite has a Velux window, a concealed dual flush W/C, a vanity-style wash basin with mixer taps, a corner shower enclosure with a wall-mounted mains-fed shower fixture, a chrome heated towel rail, a singular recessed spotlights, partially tiled walls and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway providing off street parking with access to the garage provides access to the rear garden.

Garage

16'2" x 8'9" (4.93m x 2.68m)
The garage has courtesy lighting, electric points, ample storage and an electric up-and-over door.

Rear

To the rear of the property is an enclosed rear garden with a patio area, lawn with a fence and fence surround with a hedged boundary.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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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01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk

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