

HoldenCopley

PREPARE TO BE MOVED

Hickling Road, Mapperley, Nottinghamshire NG3 6GU

Guide Price £325,000 - £370,000

Hickling Road, Mapperley, Nottinghamshire NG3 6GU



GUIDE PRICE... £325,000 - £350,000

THE PERFECT FAMILY HOME...

This impressive three-bedroom detached house offers spacious and adaptable living across two floors, perfectly suited to a growing family. Nestled in the highly sought-after Mapperley location, it enjoys close proximity to the vibrant Mapperley Top, Nottingham City Centre, outstanding school catchments, excellent transport links, and a wide range of local amenities. On the ground floor, you're welcomed by a generous entrance hall leading to a comfortable living room and a cosy snug, which features a bespoke built-in bar—ideal for relaxing or entertaining. There's also a dedicated office space, a formal dining room, and a stylish fitted kitchen complete with granite worktops and integrated appliances, flowing seamlessly into a practical utility room. Upstairs, the master bedroom is very spacious and offers a true retreat, with ample in-built storage and access into a well-appointed en-suite bathroom. The second double bedroom benefits from its own discreet walk-in-wardrobe, while the third bedroom, a good-sized single, is served by a contemporary four-piece bathroom suite. Externally, the property boasts an integral garage accessed from the front, while the rear garden provides a private, enclosed sanctuary. Multiple seating areas are surrounded by mature foliage, creating a peaceful atmosphere. A standout feature is the tropical-style greenhouse, which includes a charming wildlife pond, making this outdoor space a unique and tranquil escape.

MUST BE VIEWED





- Detached House
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Snug, Bar Area & Office
- Fitted Kitchen With Granite Worktops, Integrated Appliances & Separate Utility Room
- Two Modern Bathroom Suites
- Private Enclosed Garden
- Recently Replaced Boiler
- Garage
- Sought-After Location





GROUND FLOOR

Entrance Hall

11'10" x 6'0" (3.63m x 1.84m)

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, and a single door with an obscured glass surround providing access into the accommodation.

Living Room

11'5" x 15'1" (3.49m x 4.61m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, coving to the ceiling, a feature fireplace with a decorative surround, and an open arch into the snug.

Snug

9'8" x 8'1" (2.95m x 2.48m)

The snug has carpeted flooring, a radiator, coving to the ceiling, open plan to the bar area, and an open arch into the dining room.

Bar

8'2" x 4'0" (2.49m x 1.22m)

The bespoke-built bar area with timber detailing, pendant lighting, glass shelving, and a sliding door leading into the office.

Office

8'5" x 7'3" (max) (2.59m x 2.22m (max))

The office has a range of bespoke built fitted furniture including a desk, storage cupboards and recessed lighting, a radiator, and wood-effect flooring.

Dining Room

11'1" x 12'2" (3.39m x 3.71m)

The dining room has solid wood flooring, a radiator, exposed beams on the ceiling, a radiator, and double French doors opening out to the rear garden.

Kitchen

7'7" x 14'10" (2.32m x 4.53m)

The kitchen is fitted with a range of base and wall units finished with granite worktops and a breakfast bar, along with a Falcon Rangemaster cooker featuring a gas hob. It also includes an undermount sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, a microwave with lift-up hinges, an integrated fridge and freezer, quarry tiled flooring, panelled walls, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the side and rear, and a single UPVC door leading out to the rear garden.

Utility Room

5'1" x 5'9" (1.55m x 1.77m)

The utility room has fitted base and wall units with a worktop, a stainless steel sink with a mixer tap and drainer, tiled splashback, space and plumbing for a washing machine, quarry tiled flooring, a radiator, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

7'8" x 6'5" (2.36m x 1.98m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a radiator, access to the boarded loft with lighting, and provides access to the first floor accommodation.

Master Bedroom

18'11" x 12'9" (max) (5.78m x 3.91m (max))

The main bedroom features three UPVC double-glazed windows to the front, carpeted floors, ceiling coving, a picture rail, a radiator, a range of fitted wardrobes and display cabinets, and discreet access to the en-suite.

En-Suite

5'5" x 5'3" (1.65m x 1.60m)

The en-suite includes a low-level dual flush WC, wash basin, shower enclosure with mains-fed shower, mirrored cabinet, tiled floor and walls, built-in storage, panelled ceiling, recessed spotlights, and a chrome extractor fan.

Bedroom Two

8'5" x 9'6" (2.57m x 2.90m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, an in-built cupboard, and discreet access into a walk-in-wardrobe.

Walk-In-Wardrobe

5'5" x 10'11" (1.66m x 3.33m)

The walk-in-wardrobe has wood-effect flooring and fitted storage.

Bedroom Three

6'4" x 7'0" (1.95m x 2.14m)

The third bedroom has a UPVC double-glazed window to the front elevation, pine flooring, a radiator, and fitted wardrobes with storage cupboards and drawers.

Bathroom

7'9" x 8'5" (2.38m x 2.59m)

The bathroom features a low-level dual flush WC, wall-hung wash basin, wall-mounted LED mirror, sunken double-ended bath with tiled surround, shower enclosure with mains-fed shower, display alcove, chrome heated towel rail, vertical radiator, tiled floors and walls, recessed spotlights, extractor fan, and a UPVC double-glazed obscure window to the rear.

OUTSIDE

Front

To the front of the property is on-street parking and access into the integral garage.

Rear

At the rear, the property benefits from a private enclosed garden featuring a patio area with courtesy lighting, blue slate chip borders, a variety of mature trees, plants, and shrubs, plus an enclosed tropical-style greenhouse with a wildlife pond, polycarbonate roof, hanging plants, mature foliage, and a paved walkway.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank -

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

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:

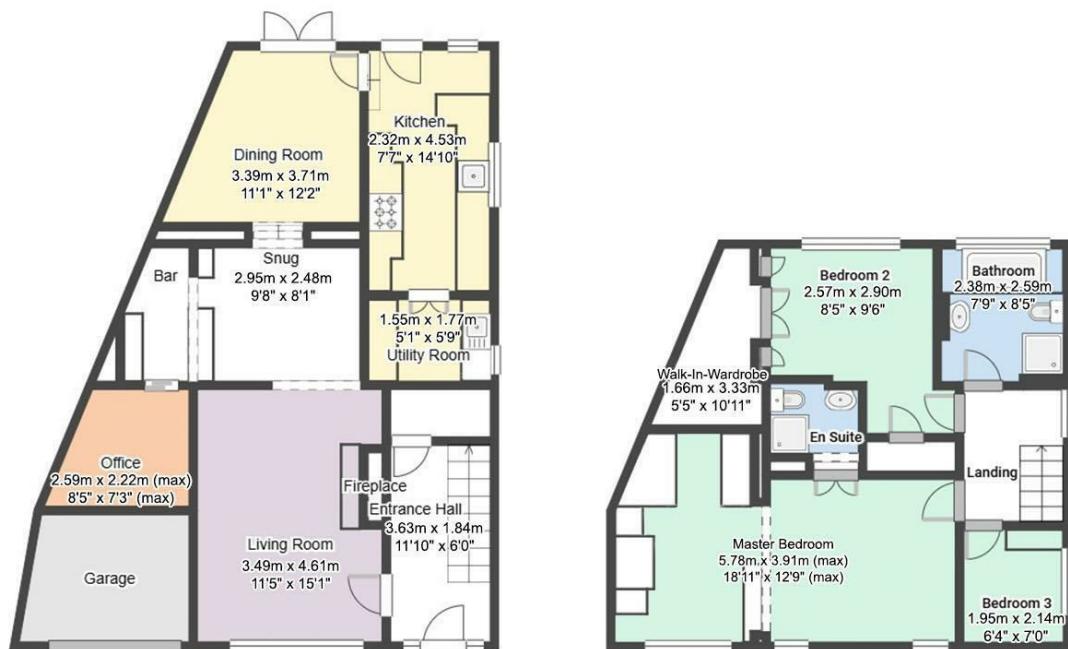
Property Tenure is Freehold

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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



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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk