



2 Copplestone Drive, Mapperley, NG3 5SH

Price Guide £350,000



Marriotts



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- Three bedrooms
- Modern shower room
- Garage with remote electric door
- Modern kitchen + Bosch appliances
- Beautiful mature garden on a Corner plot
- No upward chain

An immaculate modern detached bungalow located on a popular development just off Spring Lane, with easy access to the countryside, Gedling Country Park and local shopping facilities including the recently extended Spring Lane Farm Shop and restaurant! The property stands on a lovely established corner plot with accommodation consisting of an entrance hallway with cloakroom/WC, modern kitchen with several Bosch appliances, a spacious lounge diner with living flame gas fire and patio doors out to a large Indian Sandstone patio, along with three bedrooms and modern shower room. The third bedroom is currently set up as a snug, with access from both the main hallway and inner hallway. Gated driveway, detached garage with remote up and over door and is for sale with NO UPWARD CHAIN!



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Entrance Hall

With UPVC double glazed front door, radiator, wood style Karndean flooring continuing through to bedroom 3/snug, cloaks cupboard, separate large shelved cupboard and doors to the cloakroom/WC, kitchen and lounge diner.

Kitchen

A range of wall and base units with granite effect worktops, tiled splashbacks, an inset 1 1/2 bowl stainless steel sink unit and drainer and concealed worksurface down lighting. Appliances consists of Bosch integrated brushed steel electric oven, four ring gas hob and extractor, dishwasher, fridge freezer and washing machine. Wood style Karndean flooring, wall mounted Worcester Bosch condensing combination boiler installed in 2018 and last serviced in 2025, LED downlights, UPVC double glazed front window and side door.

Lounge Diner

The lounge area has a marble fireplace and hearth with wooden surround and living flame coal effect gas fire, radiator and UPVC double glazed sliding patio door to the garden. The dining area also has a radiator, UPVC double glazed rear window and door through to the inner hall/lobby.

Inner Hall

Doors to all bedrooms and shower room and loft hatch in to the roof space.

Bedroom 1

Built-in four door wardrobe, separate built-in four door wardrobe with side chest of drawers/dressing table and overhead storage. Radiator and UPVC double glazed rear window.

Bedroom 2

Wood laminate flooring, radiator and UPVC double glazed front window.

Bedroom 3/Snug

With door also from the hallway, radiator and UPVC double glazed front window.

Shower Room

With fully tiled walls and floor, the suite consists of a corner cubicle with electric shower, wash basin and concealed cistern dual flush toilet with vanity surround, cupboards, drawers and solid granite top. Chrome ladder towel rail, ceiling downlights and UPVC double glazed front window.

Outside

To the front is a lawned garden with gravel border and mature shrubs, fronted with picket fencing and pedestrian gate. The driveway has locking wrought iron double gates which provide access to the main driveway to the side with an outside tap. Electric up and over door leads in to the detached brick garage with light, power and side door. To the rear is a large Indian Sandstone patio, feature wall lighting, large garden shed and well maintained lawn, with mature borders containing a wide variety of manicured seasonal shrubs. There is also a further matching Sandstone seating area leading to a circular paved patio with gravel border.

Material Information

TENURE: Freehold

COUNCIL TAX: GBC - Band D

PROPERTY CONSTRUCTION: cavity brick

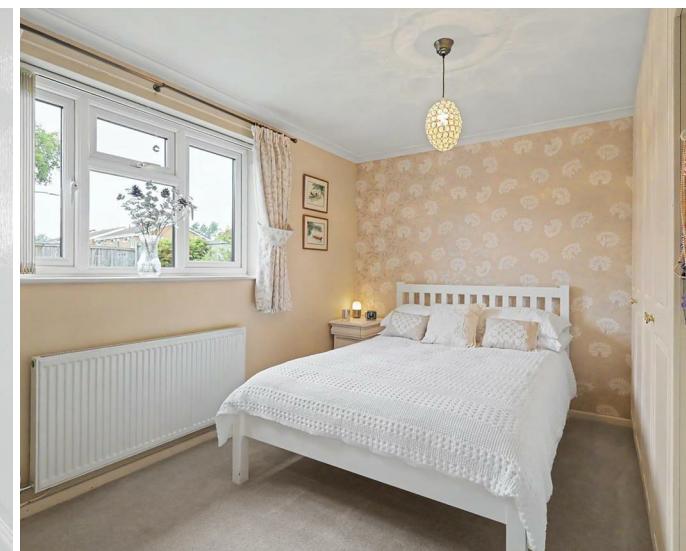
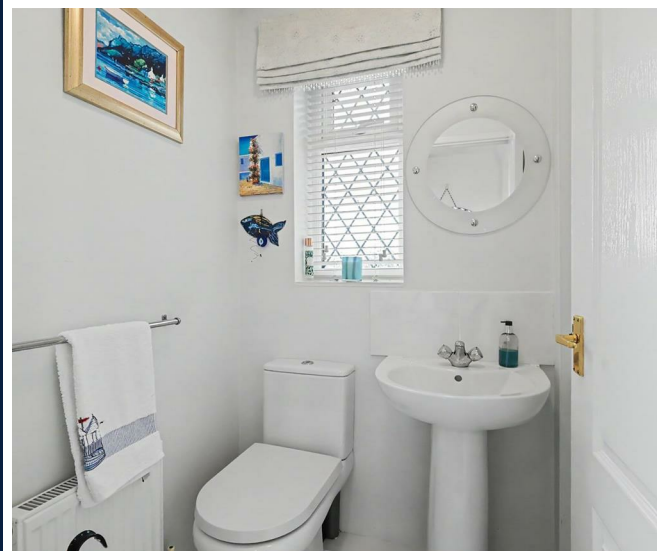
ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: no

FLOOD RISK: very low

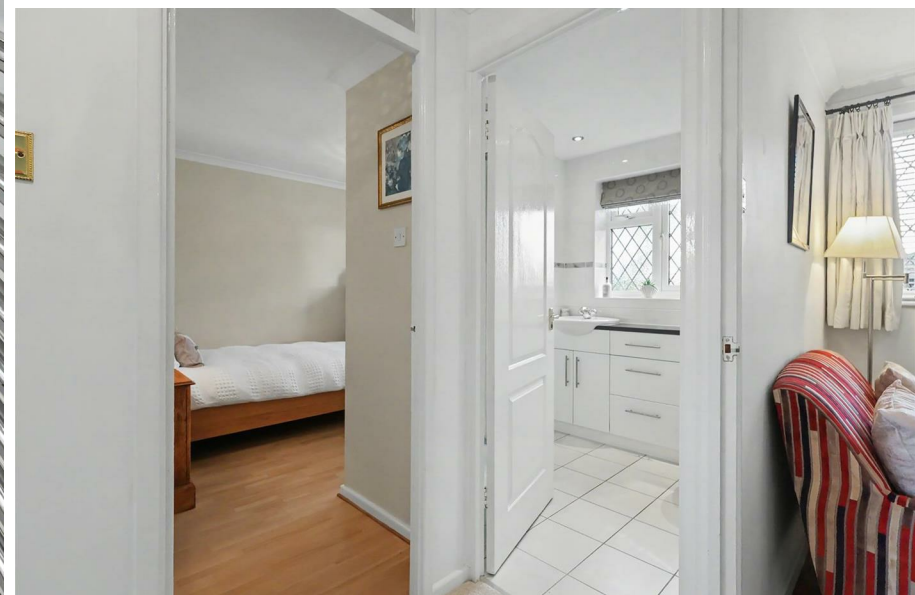
ASBESTOS PRESENT: no



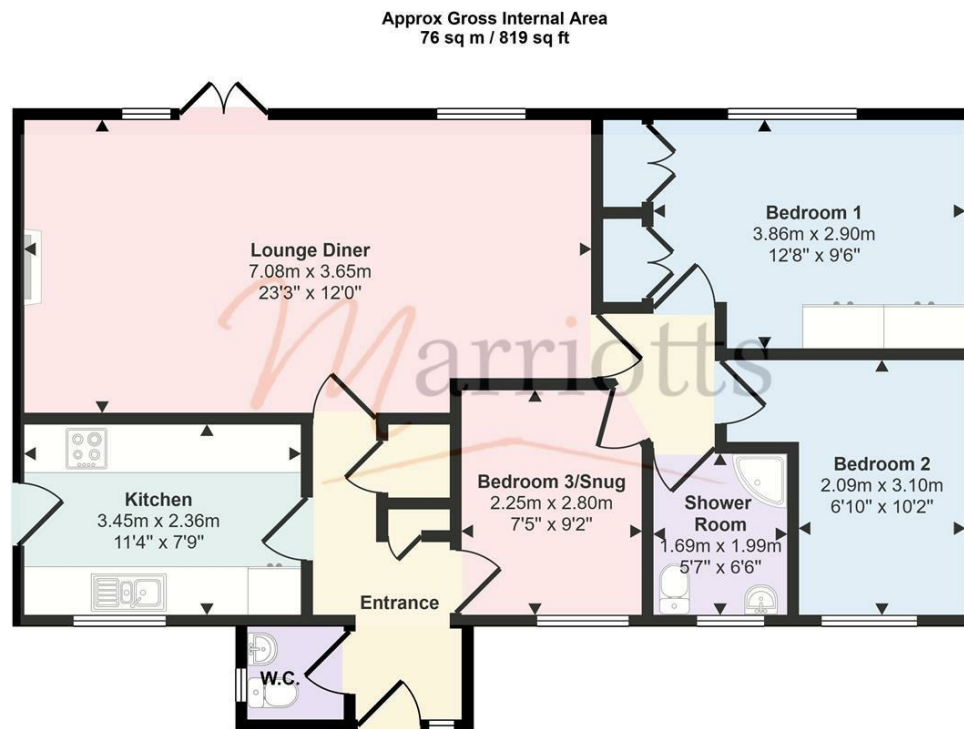




ANY KNOWN EXTERNAL FACTORS: no
 LOCATION OF BOILER: kitchen
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: British Gas
 MAINS ELECTRICITY PROVIDER: British Gas
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: no
 BROADBAND AVAILABILITY: Please visit Ofcom -
 Broadband and Mobile coverage checker.
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
 Broadband and Mobile coverage checker.
 ELECTRIC CAR CHARGING POINT: not available
 ACCESS AND SAFETY INFORMATION: level access







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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