

# HoldenCopley

PREPARE TO BE MOVED

Westdale Lane, Mapperley, Nottinghamshire NG3 6DG

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Asking Price £460,000



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## BURSTING WITH CHARACTER...

This Victorian detached house offers versatile accommodation as it provides an abundance of space spanning across three floors whilst being a rarity to the open market due to the stunning and original features presented throughout including Minton Tiled flooring, original cornicing, high ceilings, feature fireplaces and much more! This property is situated in a prime location just a stone's throw away from the vibrant Mapperley Top, which is host to a range of shops, eateries, excellent amenities and facilities together with easy access into Nottingham City Centre and within catchment to great schools. To the ground floor is an entrance hall, a kitchen with open access to a dining room and a pantry cupboard, a separate utility room, three reception rooms and two office spaces along. The first floor offers two double bedrooms serviced by two bathroom suites and upstairs on the second floor are a further two good sized bedrooms complete with a walk-in closet and a shower room suite. Outside to the front is a driveway with access into the garage providing ample off road parking for multiple cars and to the rear is a fantastic sized mature garden, benefiting from multiple seating areas.

MUST BE VIEWED







- Victorian Detached House
- Three Storey
- Four Bedrooms
- Three Bathrooms
- Five Reception Rooms
- Good Sized Kitchen Diner
- Off Road Parking & Garage
- Mature Garden
- Security Alarm Fitted
- Prime Location











GROUND FLOOR

Porch

The porch has original Minton tiled flooring, partially tiled walls, coving to the ceiling and a single door to provide access into the accommodation

Entrance Hall

The entrance hall has original Minton tiled flooring, a column radiator, a wooden staircase with decorative spindles and carpeted stairs, coving to the ceiling, a ceiling rose, wall light fixtures, stained glass windows to the front elevation and a wooden door with a stained glass insert

Kitchen

21'2" x 9'1" (6.46 x 2.79)

The kitchen has a range of fitted base and wall units with worktops, an inverted sink with a mixer tap, an integrated double oven and grill, an integrated combi-oven, an electric hob with an extractor fan, space for a fridge freezer, tiled splashback, recessed spotlights, parquet style flooring, a radiator, UPVC double glazed windows to the side elevation and open plan to a dining area

Dining Room

9'11" x 7'6" (3.03 x 2.29)

The dining room has a UPVC double glazed window to the front elevation, wooden flooring, a radiator, recessed spotlights and access into a large pantry cupboard

Pantry Cupboard

7'10" x 3'5" (2.41 x 1.05)

The pantry cupboard has recessed spotlights, wooden flooring and bi-folding doors

Utility

8'0" x 5'10" (2.45 x 1.80)

The utility room has a low level flush W/C, a pedestal wash basin, a worktop, space and plumbing for a washing machine, space for a tumble dryer, wooden flooring, a radiator and an obscure window to the side elevation

Garden Room

23'6" x 19'2" (7.17 x 5.85)

The garden room has tiled flooring, coving to the ceiling, a feature fireplace with a decorative marble surround, wall light fixtures, two radiators, a TV point, four vaulted skylight windows and two sliding patio doors to access the garden

Study

10'4" x 7'11" (3.16 x 2.42)

The study has a tiled flooring and a sliding patio door to access the rear garden

Office

9'6" x 7'11" (2.90 x 2.43)

The office has carpeted flooring, a radiator and a dado rail

Family Room

16'8" x 11'2" (5.10 x 3.41)

The family room has wooden flooring, coving to the ceiling, a ceiling rose, a picture rail, two UPVC double glazed windows to the side elevation, two radiators, an in-built cupboard and open plan to the living room

Cupboard

6'0" x 2'11" (1.84 x 0.90)

Living Room

13'5" x 12'3" (4.10 x 3.75)

The living room has a UPVC double glazed bay window to the front elevation, a further UPVC double glazed window to the side elevation, coving to the ceiling, a ceiling rose, a picture rail, wooden flooring, two radiators, a TV point and a Louis style feature fireplace with a decorative surround

Garage

18'0" x 9'7" (5.49 x 2.94)

The garage has a wall mounted Worcester combi-boiler, a single door to access a courtyard, a up and over door to the front and a loft space for additional storage

FIRST FLOOR

Landing

The landing has a window to the side elevation, carpeted flooring, coving to the ceiling and provides access to the first floor accommodation

Bedroom One

13'6" x 12'4" (4.13 x 3.78)

The main bedroom has a UPVC double glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a ceiling rose, two radiators, an original cast iron fireplace and access into the en-suite

En-Suite

6'10" x 6'9" (2.10 x 2.07)

The en-suite has a low level flush W/C, a pedestal wash basin, a freestanding roll top bath with central taps and a handheld shower head, wooden flooring, partially tiled walls, a column radiator and a UPVC double glazed window to the front elevation

Bedroom Two

13'5" x 11'2" (4.11 x 3.41)

The second bedroom has a window to the rear elevation, carpeted flooring and a radiator

Bathroom

9'3" x 7'7" (2.82 x 2.32)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted bath with central taps and a handheld shower head, a column radiator, wooden flooring, partially tiled walls and an obscure window to the rear elevation

SECOND FLOOR

Upper Landing

The upper landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring and provides access to the second floor accommodation

Bathroom Two

7'0" x 6'0" (2.14 x 1.85)

This room has a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, partially tiled walls, tiled flooring, an extractor fan and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

17'5" x 10'11" (5.33 x 3.33)

The third bedroom has a UPVC double glazed window to the rear elevation, a further window to the side elevation, carpet tiled flooring, a radiator and access into an walk-in-wardrobe

Walk-in-Wardrobe

8'2" x 5'6" (2.50 x 1.69)

This space has carpeted flooring

Bedroom Four

13'9" x 10'9" (4.20 x 3.29)

The fourth bedroom has two Velux windows

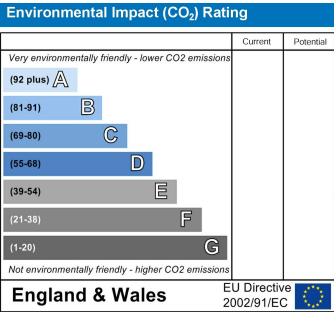
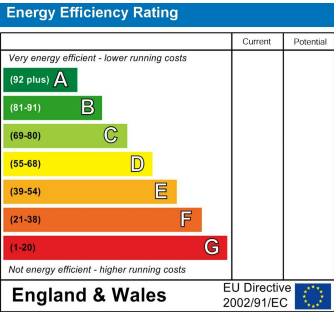
OUTSIDE

To the front of the property is a driveway, access into the garage and courtesy lighting. To the rear of the property is a private enclosed garden with paved patio, a lawn, a range of mature trees, plants and shrubs, courtesy lighting, a decking area, a pond, a log store, an outbuilding and fence panelling

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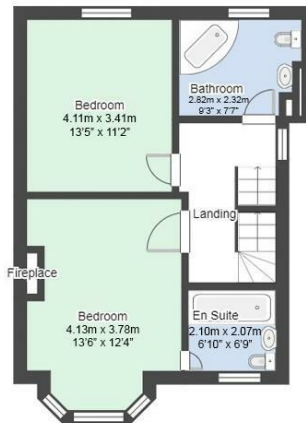




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