

HoldenCopley

PREPARE TO BE MOVED

Holyoake Road, Mapperley, Nottinghamshire NG3 6DX

Offers In The Region Of £295,000

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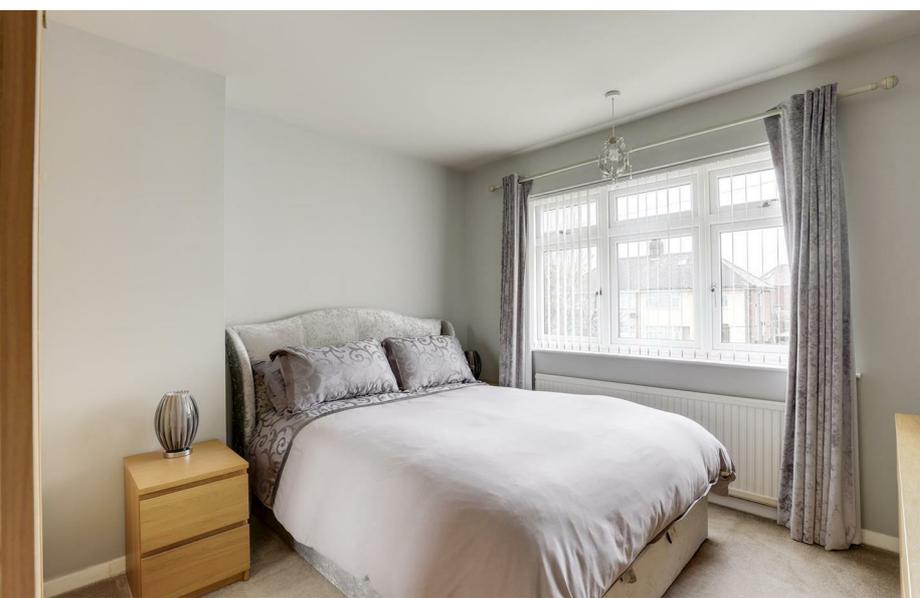


LOCATION, LOCATION, LOCATION...

This three bedroom semi-detached house is situated in a highly sought after location off of Westdale Lane, just a stone's throw away from the vibrant Mapperley Top, which is host to a range of excellent amenities and facilities together with shops, eateries and excellent transport links as well as being within catchment to great schools. This property is exceptionally well-presented and decorated throughout whilst offering spacious accommodation. To the ground floor is a porch and an entrance hall, a living room with a feature fireplace, a modern kitchen and a conservatory. The first floor offers three good-sized bedrooms serviced by a modern bathroom suite. Outside to the front is a driveway and to the rear is a lovely south-facing garden, benefiting from multiple seating areas and plenty of sun exposure throughout the day!

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room With Fireplace
- Modern Fitted Kitchen
- Conservatory
- Modern Bathroom Suite
- Driveway
- South-Facing Garden With A Sheltered Seating Area
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has wood-effect flooring, UPVC double glazed windows to the front and side elevation and a composite door providing access into the accommodation

Entrance Hall

The entrance hall has carpeted flooring, a radiator, obscure windows and door to the front elevation

W/C

This space has a low level dual flush W/C, carpeted flooring and a UPVC double glazed obscure window to the front elevation

Kitchen

11'10" x 8'5" (3.62 x 2.59)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and angled extractor fan, an integrated dishwasher, Walnut effect laminate flooring, a radiator, tow in-built pantry cupboards with bi-folding doors, tiled splashback and a UPVC double glazed window to the rear elevation

Conservatory

15'10" x 8'10" (4.83m x 2.69m)

The conservatory has Walnut effect laminate flooring, wall light fixtures, a TV point, a glass vaulted roof, a radiator, a range of UPVC double glazed windows to the side and rear elevation and double French doors opening out to the rear garden

Living Room

18'1" x 11'3" (5.52 x 3.43)

The living room has a UPVC double glazed window to the front and rear elevation, carpeted flooring, two radiators, a TV point and a feature fireplace with a decorative surround

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the rear elevation, carpeted flooring and provides access to the first floor accommodation

Bedroom One

11'8" x 11'3" (3.56 x 3.43)

The main bedroom has a UPVC double glazed window to the front elevation, a TV point, carpeted flooring, a radiator and fitted floor to ceiling wardrobes

Bedroom Two

11'10" x 11'6" (3.63 x 3.53)

The second bedroom has a UPVC double glazed window to the front and side elevation, a TV point, carpeted flooring, an in-built wardrobe and an in-built cupboard

Bedroom Three

8'1" x 6'1" (2.48 x 1.87)

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

6'0" x 5'4" (1.85 x 1.63)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, a chrome heated towel rail, floor to ceiling tiles, an extractor fan, a loft hatch and a UPVC double glazed obscure windows to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with a gravelled garden for an additional parking space, an electric car charging point, an outdoor power socket and gated access to the rear

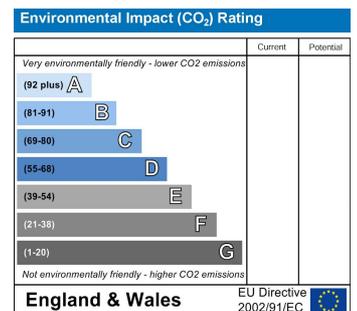
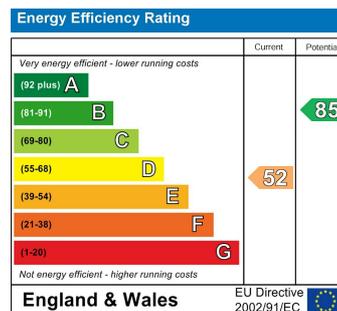
Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a lawn, a range of plants and shrubs, an outdoor tap, a decked sheltered seating area, two outdoor power sockets, fence panelling, hedged borders and a shed, benefiting from electrics

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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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