

HoldenCopley

PREPARE TO BE MOVED

Roseleigh Avenue, Mapperley, Nottinghamshire NG3 6FH

Guide Price £220,000 - £230,000

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LOCATION, LOCATION, LOCATION

This three bedroom semi detached house is situated in a highly sought after location with easy access to local amenities, various schools, excellent transport links and Mapperley Golf Club. The property would make the perfect purchase for any family buyer as it offers plenty of space and potential throughout.

To the ground floor there is an entrance hall, a WC, a lounge, a dining room, a modern kitchen and a sun room.

The first floor carries three bedrooms serviced by the three piece bathroom suite.

Outside to the front of the property is a driveway providing ample off road parking and to the rear is a private landscaped garden - perfect for entertaining guests in the summer!

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Sun Room
- Downstairs W/C
- Three Piece Bathroom Suite
- Private Landscaped Garden
- Driveway
- Freehold





GROUND FLOOR

Entrance Hall

The entrance hall has engineered oak wood flooring, a radiator, UPVC double glazed windows to the front elevation and provides access into the accommodation

W/C

The space has a low level flush WC, a floating wash basin, partially wooden panelled walls, engineered oak wood flooring and a UPVC double glazed window to the side elevation

Living Room

11'11" x 11'7" (3.65 x 3.55)
The living room has a TV point, two bespoke storage units, a bespoke TV unit, a radiator, carpeted flooring, a solid wood mantelpiece with a chimney breast alcove, coving to the ceiling and a UPVC double glazed square bay window to the front elevation

Dining Room

11'10" x 11'5" (3.63 x 3.50)
The dining room has engineered oak wood flooring, a bespoke storage cupboard, a bespoke display cabinet, coving to the ceiling, a radiator and an open arch to the sun room

Kitchen

12'9" x 8'5" (3.89 x 2.59)
The kitchen has a range of base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps, an integrated dishwasher, a freestanding range cooker, an extractor fan, space for an American style fridge freezer, space and plumbing for a washing machine, tiled splash back, tiled flooring and two UPVC double glazed windows to the side and rear elevation

Sun Room

12'0" x 8'3" (3.66 x 2.53)
The sun room has engineered oak wood flooring, recessed spotlights, a cast iron style radiator, a range of UPVC double glazed windows to the rear elevation and double french doors leading out to the rear garden

FIRST FLOOR

Landing

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

Master Bedroom

12'11" x 11'11" (3.96 x 3.65)
The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bedroom Two

11'7" x 10'2" (3.55 x 3.11)
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, a built in wardrobe and access to the loft

Bedroom Three

8'11" x 6'4" (2.74 x 1.95)
The third bedroom has a UPVC double glazed window to the front elevation, a radiator and carpeted flooring

Bathroom

7'0" x 6'4" (2.14 x 1.95)
The bathroom has a low level flush WC, a pedestal wash basin, a bath with an overhead shower, a shower screen, partially tiled walls, a storage cupboard, a chrome heated towel rail, wood effect flooring and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing ample off road parking

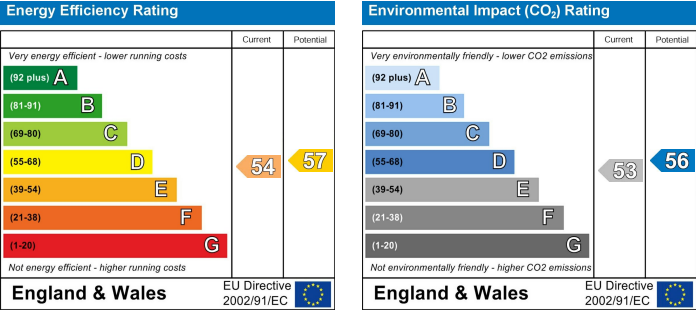
Rear

To the rear of the property is a private enclosed garden with a lawn, a patio area, decked areas, raised planters, a wooden pergola, a brick built BBQ, a shed and fence panelling

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