

# HoldenCopley

PREPARE TO BE MOVED

Roseleigh Avenue, Mapperley, Nottinghamshire NG3 6FJ

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Offers Over £240,000



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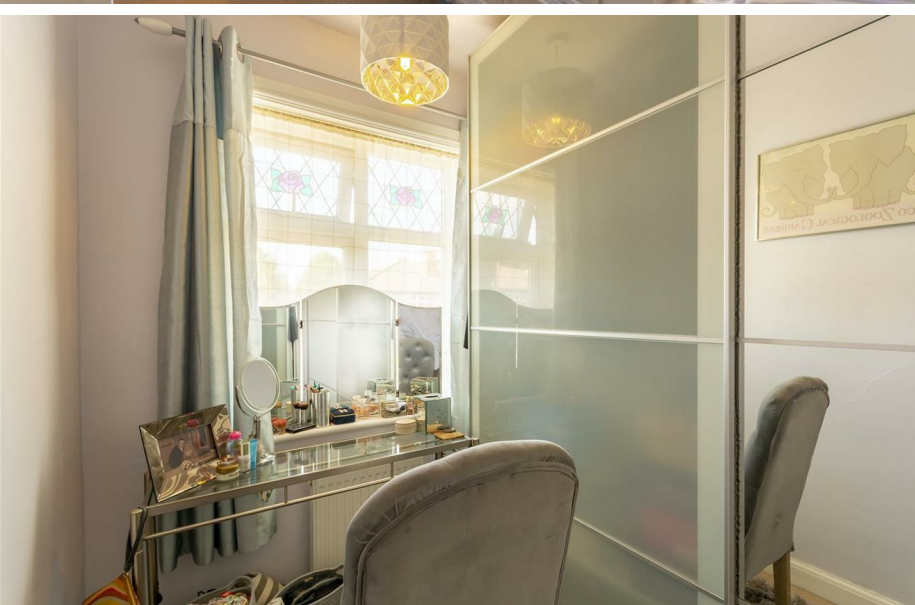
## STUNNING FAMILY HOME...

This three bedroom corner plot house is situated in a sought after location within reach to the vibrant Mapperley Top, a range of local amenities, schools and excellent bus links to the city centre. This property would be a great purchase for any growing family as the property is well presented throughout and offers plenty of potential to extend, subject to planning. To the ground floor is an entrance hall, a lovely living room with a feature log burner, a modern open plan kitchen diner and a conservatory. The first floor carries three good sized bedrooms all benefiting from fitted wardrobes followed by a modern three piece bathroom suite. Outside to the front is a driveway for off road parking and to the rear is a private enclosed garden with a summer house.

MUST BE VIEWED







- Corner Plot House
- Three Bedrooms
- Modern Kitchen Diner
- Conservatory
- Lounge With Log Burner
- Fitted Wardrobes
- Stylish Bathroom Suite
- Potential To Extend - Subject To Planning
- Driveway
- Sought After Location











GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, laminate flooring, carpeted stairs and provides access into the accommodation

Living Room

11'7" x 12'2" (3.54 x 3.71)

The living room has a UPVC double glazed window to the front elevation, laminate flooring, a radiator, a TV point and a recessed chimney breast with a feature log burner and a tiled hearth

Kitchen / Diner

16'11" x 10'10" (5.16 x 3.31)

The kitchen diner has a range of base and wall units with wood effect worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven, a gas hob, an extractor fan, an integrated dishwasher, space for a fridge freezer, tiled splash back, tiled flooring, space for a dining table, a radiator, wall light fixtures, recessed spotlights, a UPVC double glazed window to the side elevation and access to the conservatory

Conservatory

15'0" x 10'11" (4.59 x 3.34)

The conservatory has tiled flooring, wall light fixtures, polycarbonate roof, space and plumbing for a washing machine, a range of UPVC double glazed windows to the rear elevation, a single door and double french doors providing access to the garden

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access to the first floor accommodation and access to the boarded loft via a drop down ladder

Master Bedroom

10'11" x 10'11" (3.33 x 3.34)

The main bedroom has a UPVC to the front elevation, a radiator, carpeted flooring and fitted wardrobes

Bedroom Two

10'11" x 10'10" (3.33 x 3.31)

The second bedroom has a UPVC to the rear elevation, a radiator, carpeted flooring and fitted sliding door wardrobes

Bedroom Three

5'8" x 7'7" (1.73 x 2.32)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring and fitted sliding door wardrobes

Bathroom

6'10" x 5'1" (2.09 x 1.57)

The bathroom has a low level flush WC, a vanity unit wash basin, a panelled bath with an overhead shower, a heated towel rail, an electrical shaving point, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with gated access to the rear

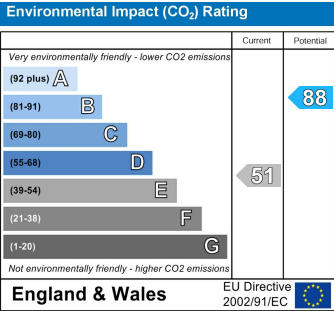
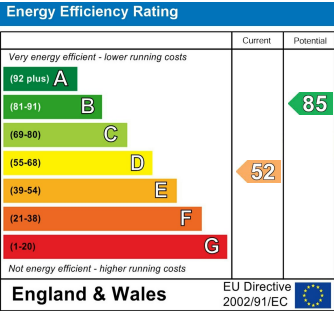
Rear

To the rear of the property is a private enclosed garden with block paving, a lawn, a range of decorative plants and shrubs, a summer house, hedged and gravelled borders and gated access

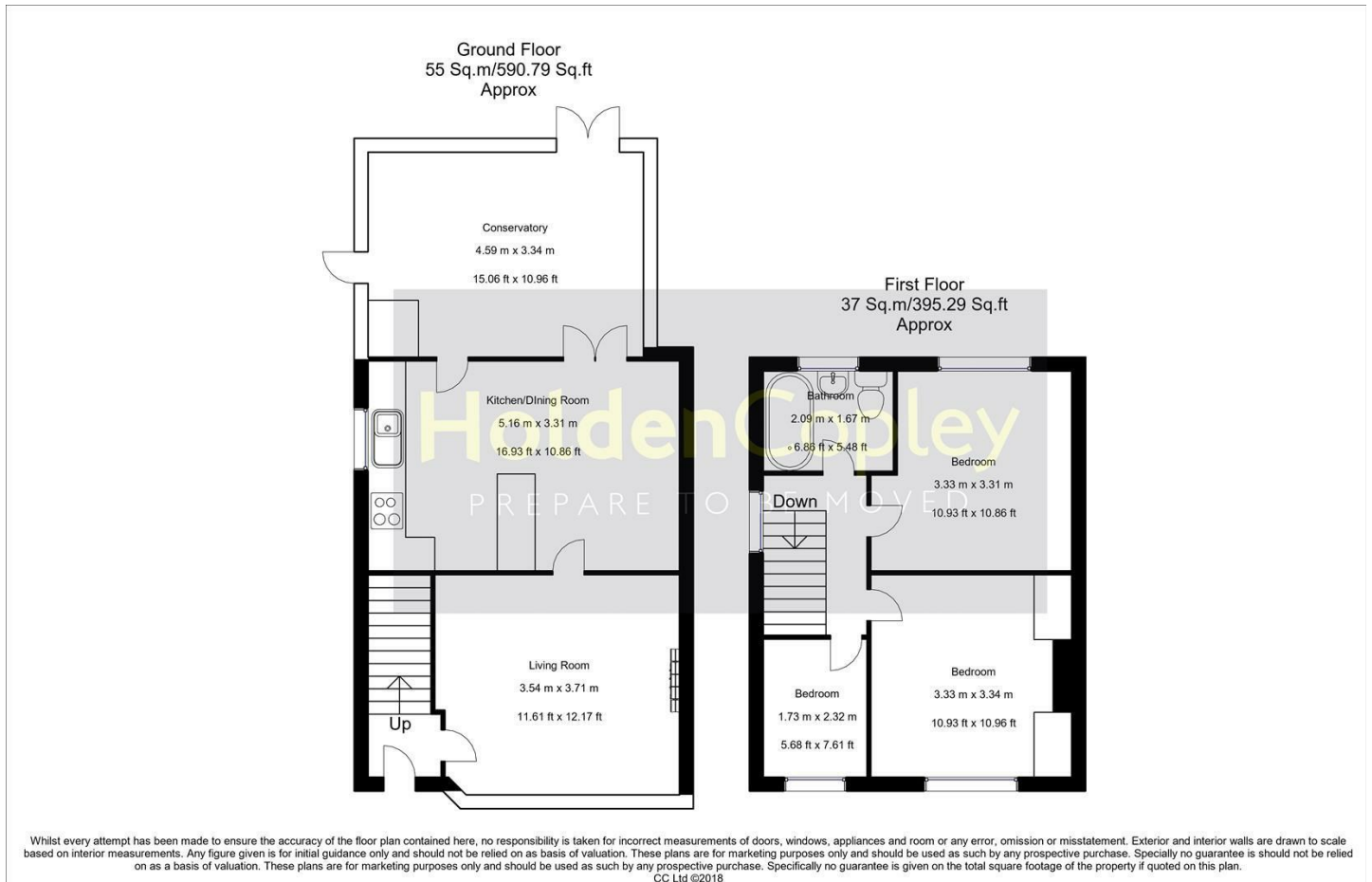
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