

HoldenCopley

PREPARE TO BE MOVED

Marshall Road, Mapperley, Nottinghamshire NG3 6HS

Guide Price £375,000 - £400,000

GUIDE PRICE £375,000 - £400,000

STUNNING HIGH SPEC NEW BUILD...

This new build detached Dormer bungalow is situated in a highly sought after and regarded location within close proximity to various local amenities, great schools, excellent transport links and the popular Mapperley Top offering a wide range of shops and eateries. This property has a contemporary design built around modern family living and boasts spacious accommodation. The ground floor comprises an entrance hall, a utility room, a spacious living room, a modern open plan kitchen/dining room with high end integrated appliances and two double bedrooms serviced by a three piece bathroom suite. To the first floor are the two additional bedrooms each benefiting from an en-suite and ample storage space with generous sized dressing rooms. To the front of the property is a block paved driveway providing off road parking and to the rear is a private enclosed garden with a slabbed patio area and turf.

AVAILABLE 1ST MARCH 2022



- Detached Dorma Bungalow
- Four Bedrooms
- Modern Open Plan Kitchen/Diner
- Spacious Living Room
- Ground Floor Three Piece Bathroom Suite & Utility Room
- Two En-Suites & Two Dressing Rooms
- High Specification Throughout
- Off Road Parking
- Sought After Location
- Available March 2022

GROUND FLOOR

Entrance Hall

Utility Room

9'6" x 4'7" (2.90m x 1.40m)

Living Room

18'2" x 9'6" (5.55m x 2.90m)

Kitchen

14'7" x 14'6" (4.45m x 4.44)

Dining Room

11'2" x 9'10" (3.41m x 3.01m)

Bedroom Three

12'10" x 10'4" (3.93m x 3.16m)

Bedroom Four

15'1" x 8'1" (4.60m x 2.47m)

Bathroom

9'6" x 6'6" (2.90m x 2.0m)

FIRST FLOOR

Landing

Master Bedroom

14'7" x 10'2" (4.45m x 3.12)

Dressing Room

14'7" x 5'10" (4.45m x 1.80)

En-Suite One

6'6" x 3'8" (2.0m x 1.13m)

Bedroom Two

13'1" x 10'2" (4.0m x 3.12m)

Dressing Room

11'1" x 5'10" (3.40m x 1.80m)

En-Suite Two


6'6" x 3'8" (2.0m x 1.12m)


OUTSIDE

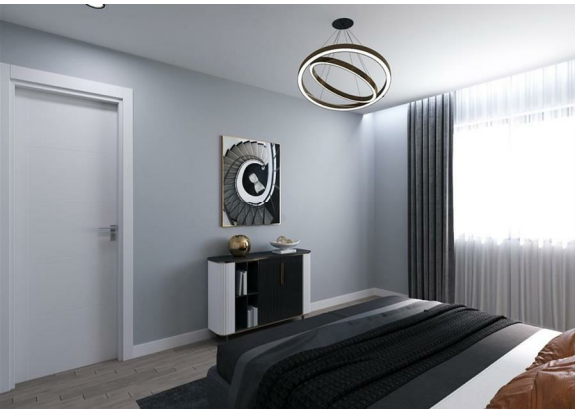
Front

Rear

DISCLAIMER

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Marshall Road, Mapperley, Nottinghamshire NG3 6HS



Marshall Road

Approximate Gross Internal Floor Area : 154.10 sq m / 1658.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.