

# HoldenCopley

PREPARE TO BE MOVED

Clementine Drive, Mapperley, Nottinghamshire NG3 5UX

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Guide Price £400,000



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Guide Price: £400,000 - £450,000

IDEAL FAMILY HOME.

NO CHAIN.

This detached house is a charming property located in the desirable neighbourhood of Mapperley. With only a short walk to various schools and Mapperley Top, hosting a range of bars, restaurants and shops. The property is modern and exceptionally well presented throughout and has the winning combination of excellent downstairs and upstairs space. As you approach the property, you are greeted by an attractive front garden and a driveway providing off-street parking. The exterior of the house boasts a stylish design, with a combination of brickwork and tasteful detailing. Upon entering the house, you are welcomed into a spacious and inviting entrance hall, which sets the tone for the rest of the property. The ground floor features a well-appointed living room, offering a cosy and relaxing space for both everyday living and entertaining guests. Large windows allow plenty of natural light to flood the room, creating a bright and airy atmosphere. There is also a W/C, an integral garage and a versatile study - perfect for working from home. To the basement level, there is a modern family kitchen with work island and a generous array of integrated appliances, a good sized dining room along with a separate utility room and a W/C. The first floor has four good sized bedrooms, with three of those bedrooms benefiting from fitted wardrobes, serviced by a family bathroom and an en-suite to the master.

MUST BE VIEWED!







- Detached House
- Four Bedrooms
- Two Bathrooms
- Substantial Accommodation Over Three Levels
- Utility Room & Downstairs W/C
- Ample Off-Street Parking
- Integral Garage
- Residential Location
- Great Transport Links
- Must Be Viewed











GROUND FLOOR

**Hallway**  
22'11" × 5'3" (7.0 × 1.62)

The hallway has wood-effect flooring, radiators, a built-in cupboard and a single composite door providing access into the accommodation.

**Study**  
10'5" × 6'9" (3.19 × 2.07)  
The study has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

**Garage**  
17'10" × 8'9" (5.44 × 2.69)  
The garage has lighting, power points, a wall mounted boiler and offers plenty of space for storage.

**W/C**  
6'2" × 3'9" (1.90 × 1.15)

**Living Room**  
20'5" × 12'9" (6.23 × 3.89)  
The living room has carpeted flooring, a UPVC double-glazed windows to the rear elevation and double UPVC French doors leading out to a Juliet balcony.

BASEMENT LEVEL

**Hallway**  
7'9" × 7'6" (2.38 × 2.30)  
The hallway has wood-effect flooring, a built in cupboard, a radiator and provides access to the basement level accommodation.

**Kitchen**  
17'1" × 13'10" (5.22 × 4.23)  
The kitchen has a range of fitted base and wall units with rolled-edge worktops, an undermount sink and a half with a swan neck mixer tap, integrated ovens, a hob, recessed spotlights, wood-effect flooring, radiators and an obscure UPVC double-glazed window to the side elevation.

**Lounge/Diner**  
20'5" × 13'6" (6.23 × 4.12)  
The dining area has wood-effect flooring, space for a dining table, a radiator, UPVC double-glazed windows and a double UPVC French doors leading out to the rear garden.

The Living area has wood-effect flooring, a TV point, a radiator and a UPVC double-glazed window to the rear elevation.

**Utility Room**  
6'5" × 6'2" (1.98 × 1.88)  
The utility room has a fitted base unit with a work top, a stainless steel sink with a drainer and mixer tap, space and plumbing for a washing machine, a radiator and an obscure UPVC double-glazed window to the side elevation.

**W/C**  
6'8" × 3'2" (2.05 × 0.99)  
This space has a low-level dual flush W/C, a pedestal wash basin with a tiled splashback, a fitted wall unit, an extractor fan and a radiator.

FIRST FLOOR

**Landing**  
The landing has carpeted flooring, a built-in cupboard, a radiator, a loft hatch and provides access to the first floor accommodation.

**Master Bedroom**  
15'3" × 11'5" (4.65 × 3.48)  
The master bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

**Ensuite**  
7'3" × 6'3" (2.22 × 1.93)  
The ensuite has a low-level dual flush W/C, a wall-mounted wash basin, a walk-in shower enclosure, a heated towel rail, recessed spotlights, an extractor fan, tile-effect flooring and an obscure UPVC double-glazed window to the side elevation.

**Bedroom Two**  
11'4" × 8'8" (3.47 × 2.65)  
The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

**Bedroom Three**  
10'0" × 9'3" (3.05 × 2.82)  
The third bedroom has carpeted flooring, fitted wardrobes, a radiator and a UPVC double-glazed window to the front elevation.

**Bedroom Four**  
10'11" × 8'11" (3.35 × 2.72)  
The fourth bedroom has carpeted flooring, fitted wardrobes, a radiator and a UPVC double-glazed window to the front elevation.

**Bathroom**  
10'8" × 6'11" (3.26 × 1.87)  
The bathroom has a low-level dual flush W/C, wall-mounted wash basins, a panelled bath with central taps and a mains fed hand-held shower, a heated towel rail, recessed spotlights, an extractor fan, tile-effect flooring and an obscure double-glazed window to the side elevation.

OUTSIDE

**Front**

**Rear**

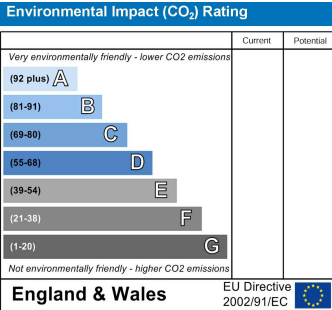
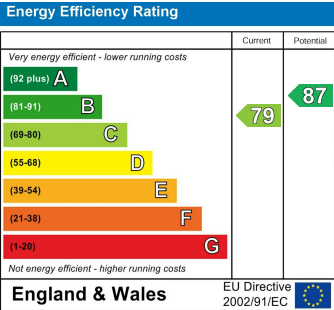
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Council Tax Band Rating - Gedling Borough Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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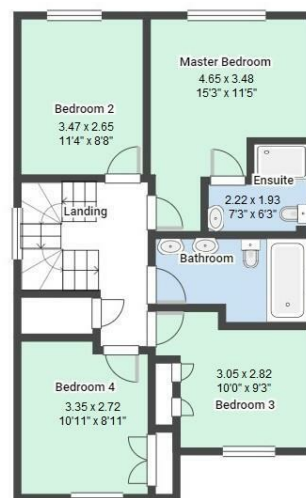
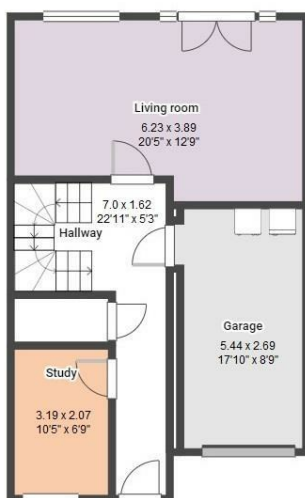
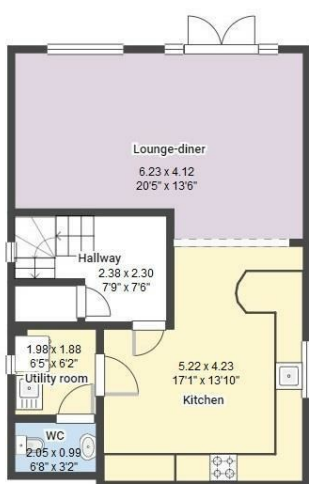
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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