

# HoldenCopley

PREPARE TO BE MOVED

Plains Road, Mapperley, Nottinghamshire NG3 5LE

---

Offers Over £550,000

Plains Road, Mapperley, Nottinghamshire NG3 5LE



## SPACIOUS DETACHED HOUSE...

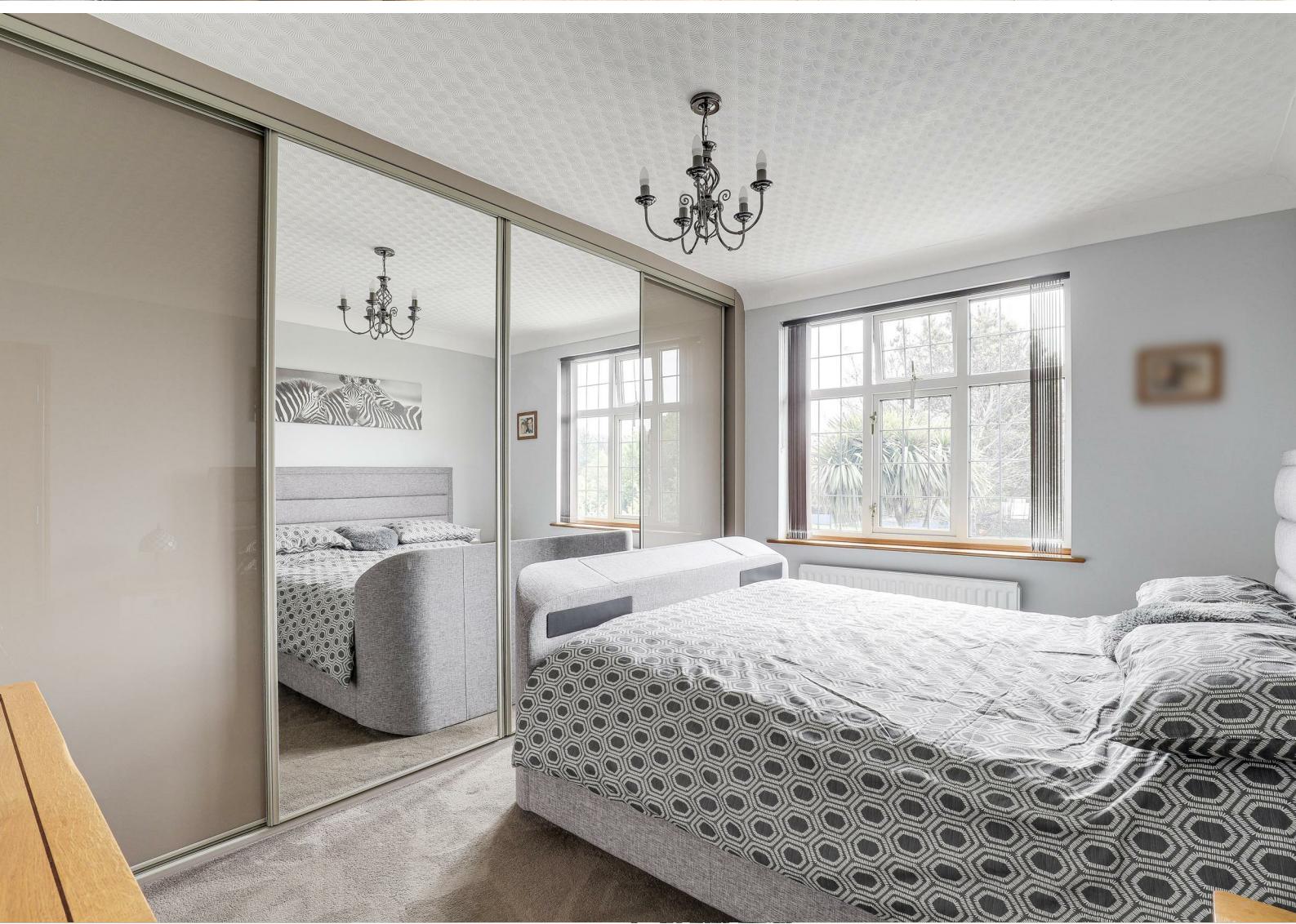
Welcome to this well-presented and generously proportioned detached house, ideally situated near Mapperley Golf Club. This home offers an exceptional blend of convenience, making it a perfect choice for those looking for both comfort and space. The property benefits from a prime location with easy access to local schools, shopping amenities, and excellent transport links that provide straightforward connections to Nottingham City Centre. The front of the property is equally inviting, with a low-maintenance garden that features established bushes, courtesy lighting, and a block-paved driveway leading to the garage. As you step inside, you enter a spacious entrance hall. From here, you'll find access to a conveniently located ground-floor W/C. The dining room, positioned at the front of the house, is enhanced by a bay window. This room seamlessly flows into the living room, which is a welcoming and comfortable area, complete with a feature fireplace set into a recessed alcove. Double French doors from the living room open into the conservatory. The conservatory, in turn, has double French doors that lead directly to the rear garden. On the first floor, the property offers three generously sized double bedrooms. A well-appointed family bathroom suite, comprising a three-piece setup, while a separate W/C adds to the convenience for a growing household. The rear of the property features a large, enclosed, southeast-facing garden, which is a true highlight. This outdoor space offers plenty of room to enjoy various activities, with a well-maintained lawn, a dedicated vegetable planting area, and two patio seating areas perfect for dining or relaxation. Surrounded by a fence panel boundary, the garden also benefits from established trees, shrubs, and bushes. For added versatility, there is access to both a functional garden room and a brick-built shed, providing extra storage or potential for a variety of uses.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite & Separated W/C
- Garage & Driveway
- Office
- Enclosed South East Facing Garden
- Must Be Viewed





## GROUND FLOOR

### Porch

5'0" x 2'10" (1.53m x 0.88m)

The porch has wood flooring, coving to the ceiling, a fitted base cupboard, and a UPVC door with stained glass inserts, providing access to the accommodation

### W/C

9'1" x 2'11" (2.77m x 0.89m)

This space has a uPVC double-glazed stained glass window to the front elevation, a low-level flush W/C, a vanity-style wash basin, a column radiator, a fitted cupboard, partially tiled walls, and wood flooring

### Entrance Hall

15'9" x 6'8" (4.82m x 2.05m)

The entrance hall features wood flooring, a vertical radiator, coving to the ceiling, and provides access to the ground floor accommodation

### Dining Room

14'10" into bay x 11'4" (4.53m into bay x 3.47m)

The dining room has a uPVC double-glazed bay window to the front elevation, two radiators, coving to the ceiling, a decorative ceiling rose, carpeted flooring, and open access to the living room

### Living Room

13'8" x 13'6" (4.17m x 4.13m)

The living room has two uPVC double-glazed windows with stained glass inserts on the side elevation, a recessed alcove with a feature fireplace and stone-effect decorative surround, a TV point, coving to the ceiling, carpeted flooring, and double French doors opening into the conservatory.

### Conservatory

12'6" x 11'1" (3.83m x 3.64m)

The conservatory has wood flooring, a double glazed surround, and double French doors opening to the rear garden.

### Kitchen

15'8" x 10'4" (4.80m x 3.17m)

The kitchen has a range of fitted base and wall units with worktops, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, an integrated double oven and microwave, a gas ring with extractor fan, space and plumbing for a washing machine, and space for a dining table. Additional features include a column radiator, recessed spotlights, wood-effect flooring, a uPVC double glazed window to the rear elevation, and a UPVC door leading out to the rear garden

## FIRST FLOOR

### Landing

12'1" x 9'4" (3.70m x 2.87m)

The landing has a uPVC double-glazed window to the front elevation, a radiator, coving to the ceiling, carpeted flooring, and access to the first-floor accommodation

### Bedroom One

13'7" x 9'3" (4.16m x 2.82m)

The first bedroom has a uPVC double-glazed window to the rear elevation, a radiator, coving to the ceiling, fitted wardrobes with sliding doors, and carpeted flooring

### Bedroom Two

12'2" x 11'5" (3.72m x 3.50m)

The second bedroom has uPVC double-glazed windows on the rear and side elevations, two radiators, coving on the ceiling, and carpeted flooring.

### Bedroom Three

10'5" x 8'8" (3.19m x 2.65m)

The third bedroom has a uPVC double-glazed window to the rear elevations, a radiator, coving on the ceiling, access into the loft, and carpeted flooring

### Bathroom

10'4" x 6'9" (3.15m x 2.06m)

The bathroom has a uPVC double-glazed obscure window to the rear elevation, a vanity-style wash basin, a freestanding bath with claw feet and central mixer taps, a shower enclosure with wall-mounted rainfall and hand-held shower heads, a chrome heated towel rail, partially tiled walls, and wood-effect flooring

### W/C

5'6" x 3'1" (1.70m x 0.95m)

This space has a uPVC double-glazed obscure window to the side elevation, a low-level flush W/C, an in-built cupboard, a radiator, coving to the ceiling, and wood-effect flooring

## OUTSIDE

### Front

To the front of the property, there is a low-maintenance garden with established bushes, courtesy lighting, and a block-paved driveway leading to the garage.

### Garage

21'5" x 9'6" (6.55m x 2.90m)

The garage has a door opening to the rear garden, lighting, electricity, and a roller door providing access to the driveway

### Rear

To the rear of the property is a generous-sized, enclosed, southeast-facing garden, featuring a patio, vegetable planting area, lawn, an additional patio seating area, and established trees, shrubs, and bushes. The garden is bordered by a fence panel boundary, with access to a versatile garden room and a versatile brick-built shed

### Office

16'1" x 8'1" (4.92m x 2.48m)

The office has a double-glazed window, wood-effect flooring, lighting, electricity, and double French doors opening to the rear garden

### Shed

9'1" x 6'9" (2.77m x 2.07m)

The shed has a uPVC double window, lighting, electricity, ample storage, and a door that opens to the rear garden.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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

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.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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

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

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**  
**mapperleyoffice@holdencopley.co.uk**  
**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.