

# HoldenCopley

PREPARE TO BE MOVED

Ashworth Crescent, Mapperley, Nottinghamshire NG3 6BX

---

Offers Over £350,000



Ashworth Crescent, Mapperley, Nottinghamshire NG3 6BX





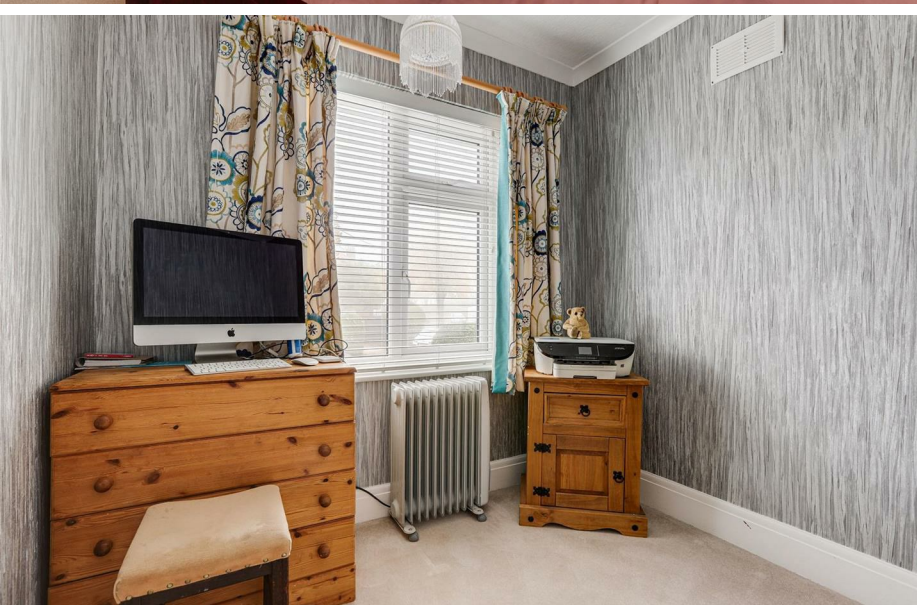
## SPACIOUS FAMILY HOME...

Introducing this four-bedroom semi-detached family home, located in a popular neighbourhood, this property offers a perfect blend of modern comfort and timeless elegance. As you step through the welcoming porch and into the entrance hall, you'll immediately sense the warmth and charm that this home exudes. The ground floor boasts a spacious dining room, ideal for hosting gatherings with family and friends. The adjacent living room offers a cosy retreat, perfect for relaxing in front of the fireplace during the colder months. The heart of this home is undoubtedly the fitted kitchen, equipped with modern appliances and plenty of counter and storage space. Whether you're an amateur chef or just love to whip up a quick meal, this kitchen will cater to your every need. Venturing to the first floor, you'll discover four generously-sized bedrooms, each with its own unique character and ample natural light. A four-piece bathroom suite awaits you, offering a relaxing haven for unwinding after a long day. Outside, the property provides a driveway for convenient parking, a carport and a garage for your vehicles and storage needs. The private enclosed garden is a serene retreat, perfect for children to play in and for enjoying outdoor meals or simply soaking up the sun. This family home offers the perfect combination of practicality and style, making it an ideal choice for those seeking a harmonious family life. Located in the highly sought-after Mapperley area, this property boasts immense potential and provides easy access to a range of shops, dining options and excellent transportation links to the City Centre.

## MUST BE VIEWED

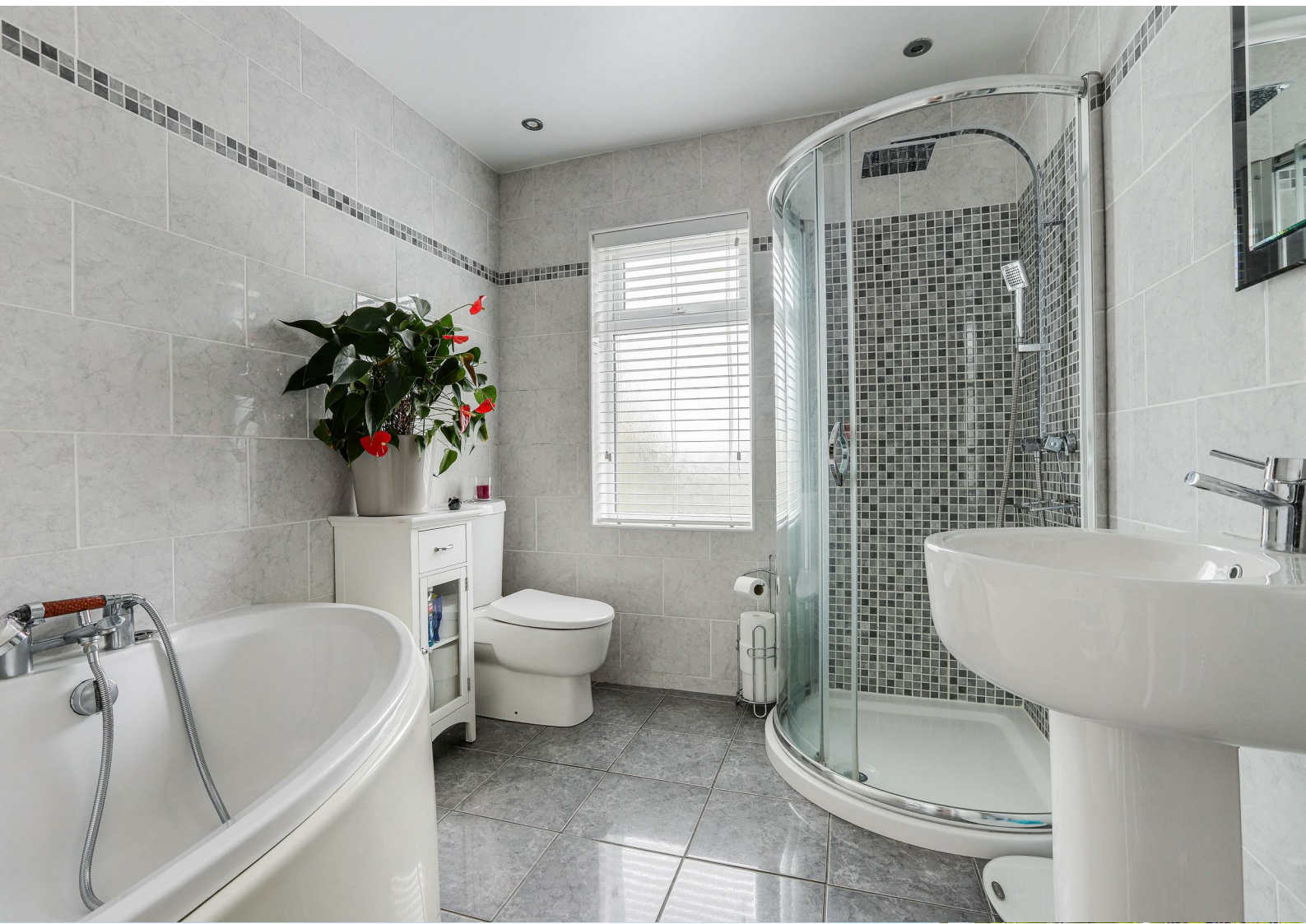






- Semi-Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Stylish Four-Piece Bathroom Suite
- Driveway, Carport & Garage
- Private Enclosed Garden
- Spacious Accommodation Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

9'5" x 2'0" (2.88m x 0.61m )  
The porch has carpeted flooring, a UPVC double glazed window surround and UPVC double French doors providing access into the accommodation

Entrance Hall

14'6" x 7'4" (max) (4.42m x 2.26m (max))  
The entrance hall has carpeted flooring, an under-stair storage cupboard, a radiator, coving to the ceiling, two obscure windows to the front elevation and a single door with stained glass inserts

Dining Room

12'9" x 12'4" (max) (3.91m x 3.77 (max))  
The dining room has carpeted flooring, a radiator, a feature ceiling rose, coving to the ceiling and a UPVC double glazed box bay window to the front elevation

Living Room

23'6" x 10'7" (max) (7.17m x 3.24m (max))  
The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling and UPVC double French doors providing access to the rear garden

Kitchen

19'7" x 6'11" (5.97m x 2.13m )  
The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a swan neck mixer tap, an integrated double oven, an integrated hob, an extractor hood, space and plumbing for a dishwasher, a heated towel rail, tiled splashback, wood-effect flooring, recessed spotlights, two UPVC double glazed windows to the side and rear elevations, a single UPVC door providing access to the car port and a further single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

7'4" x 6'7" (max) (2.25m x 2.01m (max))  
The landing has carpeted flooring, a UPVC double glazed obscure window to the side elevation, coving to the ceiling and provides access to the loft and first floor accommodation

Bedroom One

12'11" x 9'4" (3.95m x 2.85m )  
The main bedroom has carpeted flooring, a large fitted mirrored wardrobe, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bedroom Two

10'8" x 9'3" (3.26m x 2.82m)  
The second bedroom has carpeted flooring, a large fitted wardrobe, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Three

7'7" x 7'5" (2.32m x 2.27m )  
The third bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Four

12'0" x 10'9" (max) (3.67m x 3.29m (max))  
The fourth bedroom has carpeted flooring, a radiator, coving to the ceiling and two UPVC double glazed windows to the front and rear elevations

Bathroom

8'10" x 7'2" (2.71m x 2.19m )  
The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a corner fitted bath with a hand-held shower fixture, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, tiled flooring, tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a large driveway with access to the car port and garage providing ample off-road parking and a range of plants and shrubs

Carport

12'2" x 10'9" (3.71m x 3.29m )  
The carport has courtesy lighting, an outdoor tap and provides off-road parking

Garage

17'3" x 10'4" (5.28m x 3.15m )  
The garage has lighting, power points, space and plumbing for a washing machine, space for a fridge freezer, a window and two sets of double doors to the front and rear elevations providing access

Rear

To the rear of the property is a private enclosed garden with a stone paved patio seating area and pathway, a well-maintained lawn, a range of plants and shrubs, a shed, courtesy lighting and panelled fencing

DISCLAIMER

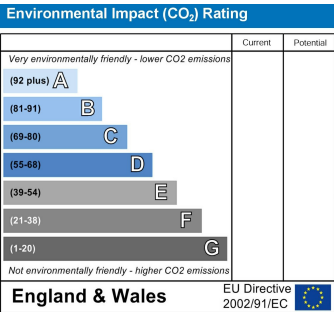
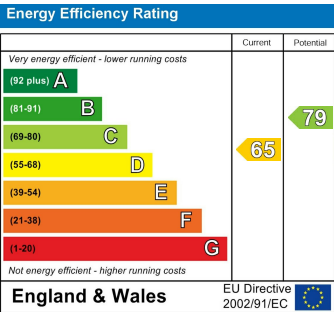
Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

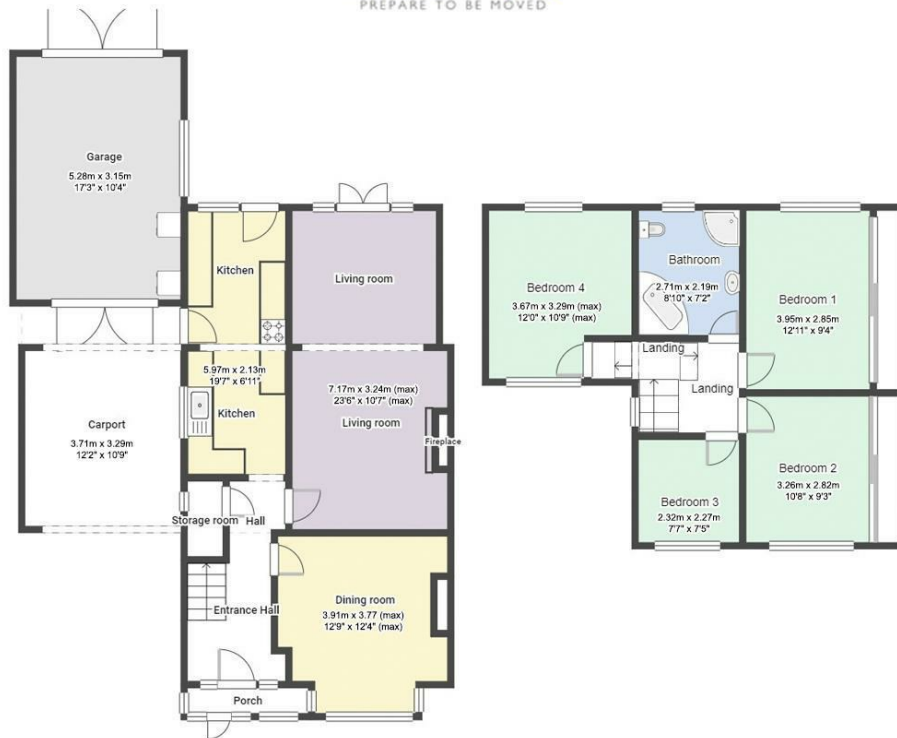
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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





# Ashworth Crescent, Mapperley, Nottinghamshire NG3 6BX

**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 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.