

HoldenCopley

PREPARE TO BE MOVED

Northcliffe Avenue, Mapperley, Nottinghamshire NG3 6DA

£350,000

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NO UPWARD CHAIN...

This well-presented detached family home is situated in the ever-popular area of Mapperley, offering spacious and versatile accommodation ideal for a growing family. Boasting four well-proportioned bedrooms, a bay-fronted living room, and an open plan dining area, the property combines classic character features with practical modern living. To the ground floor, the welcoming entrance hall leads to a bright living room with a feature bay window and open access into the dining room, creating a fantastic space for entertaining. The dining room benefits from a decorative fireplace and sliding patio doors opening onto the rear garden. A spacious fitted kitchen is complemented by a separate utility room with access to the integral garage, providing excellent storage and functionality. Upstairs, there are four bedrooms, including a spacious master bedroom, along with two further double bedrooms and a good-sized single. The accommodation is completed by a generous four-piece family bathroom suite. Outside, the property enjoys a courtyard-style front garden, while to the rear is a low maintenance garden featuring a paved seating area and a gated driveway providing off-street parking. With an integral garage, excellent room sizes throughout, and located in a sought-after location.

MUST BE VIEWED





- Detached Family Home
- Four Well-Proportioned Bedrooms
- Bay Fronted Living Room
- Open Access Dining Room
- Spacious Fitted Kitchen
- Utility Room
- Four Piece Bathroom Suite
- Integral Garage
- Off-Street Parking & Low Maintenance Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'11" x 13'2" (1.82m x 4.03m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, understairs storage, and a UPVC door providing access into the accommodation.

Living Room

12'4" x 9'10" (3.78m x 3.01m)

The living room has wood-effect flooring, a radiator, a dado rail, coving to the ceiling, a UPVC double-glazed bay window to the front elevation, and open access to the dining room.

Dining Room

17'1" x 11'3" (max) (5.22m x 3.45m (max))

The dining room has wood-effect flooring, a feature fireplace with a decorative surround, a radiator, a dado rail, coving to the ceiling, and sliding patio doors leading out to the rear garden.

Kitchen

9'1" x 13'6" (max) (2.78m x 4.13m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a mixer tap and drainer, space for a freestanding cooker and an extractor fan, space for a fridge freezer, tiled flooring, partially tiled walls, and two UPVC double-glazed windows to the side and rear elevation.

Utility Room

6'9" x 9'7" (2.06m x 2.93m)

The utility room has tiled flooring, a built-in storage cupboard, a stainless steel sink with taps and a drainer, access to the garage, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

6'11" x 15'11" (max) (2.12m x 4.86m (max))

The landing has wood-effect flooring, a UPVC double-glazed window to the side elevation, and access to the first floor accommodation.

Master Bedroom

9'10" x 21'3" (3.01m x 6.49m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

13'10" x 10'8" (4.22m x 3.26m)

The second bedroom has wood-effect flooring, a radiator, a built-in mirrored sliding door wardrobe, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11'6" x 9'7" (3.51m x 2.94m)

The third bedroom has wood-effect flooring, a radiator, a built-in mirrored sliding door wardrobe, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

7'9" x 6'2" (2.36m x 1.88m)

The fourth bedroom has a radiator, a picture rail, and a UPVC double-glazed window to the front elevation.

Bathroom

9'1" x 13'5" (max) (2.77m x 4.11m (max))

The bathroom has a low level flush W/C, a wall-mounted wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a built-in open storage cupboard, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a courtyard style garden with ample greenery and boundaries made up of brick wall and hedges.

Rear

To the rear of the property is a low maintenance garden with a gated driveway for off-street parking, a paved seating area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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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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>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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