

HoldenCopley

PREPARE TO BE MOVED

Stanley Road, Mapperley, Nottinghamshire NG3 6HT

Guide Price £425,000

Stanley Road, Mapperley, Nottinghamshire NG3 6HT



Guide Price: £425,000 - £450,000...

NO CHAIN...

This detached three-bedroom family home offers a wealth of space and versatility, making it the ideal property for any growing family looking to settle in the highly sought-after area of Mapperley. Situated close to excellent schools, local amenities, and transport links into Nottingham City Centre. Internally, the ground floor comprises an entrance porch and hall, a spacious living room featuring an exposed brick feature fireplace, and a bright dining room with French doors opening through to the conservatory, perfect for enjoying views over the rear garden. The modern fitted kitchen/diner benefits from a range of units, ample worktop space, and patio doors leading outside — ideal for entertaining. There is also a useful utility room and ground floor W/C on this level. The property further benefits from a basement level, offering additional living and leisure space with playrooms, a gym, and even a sauna — perfect for family relaxation or a home fitness setup. Upstairs, the first floor hosts three generously sized double bedrooms, including a master suite with a dressing area and en-suite shower room. The accommodation is completed by a stylish four-piece family bathroom suite. Outside, the property enjoys off-street parking to the front with access to a garage, while to the rear is a private enclosed garden featuring a lawn, two decked seating areas, and a shed — creating a fantastic outdoor space for summer entertaining and family activities. This home truly offers the perfect blend of character, comfort, and convenience.

MUST BE VIEWED





- Detached Family Home
- Three Double Bedrooms
- Spacious Living Room With Feature Fireplace
- Dining Room & Conservatory
- Fitted Kitchen/Diner
- Utility Room & Ground Floor W/C
- Basement Level With Playrooms, Gym & Sauna
- Four Piece Family Bathroom Suite & En-Suite
- Off-Street Parking & Garage
- Private Enclosed Garden





GROUND FLOOR

Porch

4'6" x 5'5" (1.38m x 1.66m)

The porch has wood-effect flooring, a UPVC double-glazed window to the side elevation, recessed spotlights, and a single door providing access into the accommodation.

Entrance Hall

6'3" x 3'9" (1.92m x 1.15m)

The entrance hall has carpeted flooring and stairs, and a single door providing access via the porch.

Living Room

22'8"x 18'7" (6.9lmx 5.68m)

The living room has carpeted flooring, an exposed brick feature fireplace with a decorative surround and hearth, built-in shelving, a radiator, coving to the ceiling, and two UPVC double-glazed windows to the front elevation.

Dining Room

8'5" x 16'5" (2.57m x 5.02m)

The dining room has wood-effect flooring, a radiator, UPVC double-glazed windows to the rear elevation, and double French doors leading into the conservatory.

Conservatory

9'10" x 12'8" (3.01m x 3.88m)

The conservatory has wood-effect flooring, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Kitchen/Diner

10'9" x 31'10" max (3.29m x 9.71m max)

The kitchen/diner has a range of fitted base and wall units with wooden worktops, a stainless steel double sink with a mixer tap and drainer, a freestanding range cooker with a stainless steel splashback and extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, tiled flooring, partially tiled walls, a radiator, a wall-mounted electric heater, recessed spotlights, a UPVC double-glazed window to the front elevation, and sliding patio doors leading out to the rear elevation.

Utility Room

7'9" x 5'1" (2.38m x 1.56m)

The utility room has fitted wall units, a rolled edge worktop, tiled flooring, and space and plumbing for a washing machine.

W/C

3'0" x 7'1" (0.93m x 2.16m)

This space has a low level flush w/c, a wall-mounted wash basin with a splashback, and tiled flooring.

Storage Room/Hall

14'8" x 27'1" (4.49m x 8.27m)

The storage room/hall has ample storage space and access to the basement level.

Playroom (Ground Floor)

10'3" x 12'4" (3.13m x 3.78m)

The ground floor playroom has carpeted flooring.

BASEMENT LEVEL

Playroom (Basement Level)

16'10" x 10'5" (5.14m x 3.18m)

The basement level playroom has wood-effect flooring, a radiator, wooden beams to the ceiling, and a UPVC double-glazed window to the front elevation.

Sauna

3'6" x 3'10" (1.08m x 1.17m)

Gym

7'2" x 10'2" (2.19m x 3.12m)

The gym has carpeted flooring, and a wall-mounted combi boiler.

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the loft, and access to the first floor accommodation.

Master Bedroom

10'8" x 18'8" (3.27m x 5.70m)

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

Dressing Room

4'7" x 8'2" (1.41m x 2.50m)

The dressing room has carpeted flooring, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

4'5" x 4'7" (1.35m x 1.40m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted electric shower fixture, tiled flooring and walls, and an extractor fan.

Bedroom Two

7'8" x 23'0" max (2.35m x 7.02m max)

The second bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows to the side elevation.

Bedroom Three

7'8" x 10'2" (2.35m x 3.11m)

The third bedroom has carpeted flooring and a UPVC double-glazed window to the rear elevation.

Bathroom

11'4" x 7'1" (3.46m x 2.17m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a gravelled area, access to the garage, and brick wall boundaries.

Rear

To the rear of the property is a private enclosed garden with a lawn, two decked seating areas, a shed, and boundaries made up of fence panelling and hedges.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 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 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.

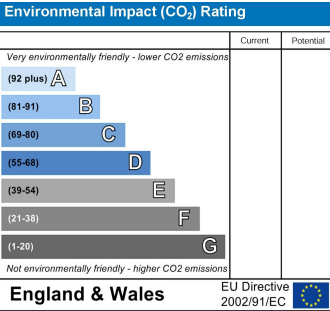
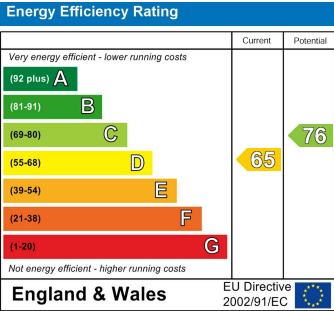
The vendor has advised the following:

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 licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence 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.



Stanley Road, Mapperley, Nottinghamshire NG3 6HT

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.