

# HoldenCopley

PREPARE TO BE MOVED

Woodhedge Drive, Mapperley, Nottinghamshire NG3 6LU

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Guide Price £260,000 - £290,000

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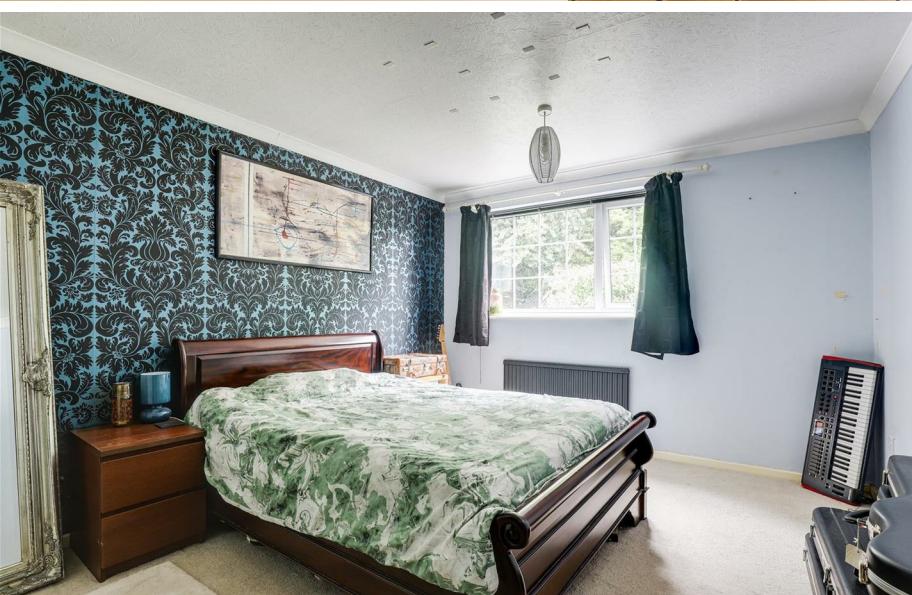
GUIDE PRICE: £260,000 - £280,000

THE PERFECT FAMILY HOME...

This three-bedroom detached house is beautifully presented throughout and offers generous accommodation, making it an ideal home for a growing family. Situated in the ever-popular Mapperley location, the property is within close proximity to a range of local amenities, excellent transport links, sought-after school catchments, and provides easy access into Nottingham City Centre. To the ground floor, the property comprises an entrance hall with a convenient WC, a spacious living room open plan to the dining area, and a modern fitted kitchen complete with a pantry cupboard. The first floor hosts three well-proportioned bedrooms serviced by a bathroom suite, along with ample built-in storage. Externally, the property benefits from a driveway providing access to the garage, while to the rear is a private, well-maintained multi-tiered garden featuring decked seating areas – perfect for family use and entertaining. Additionally, the property has planning approval for a two-storey rear extension and a part single, part two-storey side extension (Planning Ref: 23/01577/PFUL3 via Nottingham City Council), offering the opportunity to further enhance and extend the accommodation.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Open Plan Living & Dining Room
- Fitted Kitchen
- Ground Floor WC
- Three-Piece Bathroom Suite
- Driveway & Garage
- Well-Maintained Tiered Garden
- Popular Location
- Planning Approved For Two Storey Extension





## GROUND FLOOR

### Entrance Hall

4'4" x 4'2" (1.33m x 1.29m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

### WC

4'5" x 2'9" (1.35m x 0.86m)

This space has a high level flush WC, a wall-mounted wash basin, a radiator, partially tiled walls, wood-effect flooring, and a UPVC double-glazed obscure window to the front elevation.

### Living Room

13'10" x 16'4" (4.22m x 4.98m)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a radiator, recessed spotlights, an aerial point, a feature fireplace with a decorative surround, and open access into the dining room.

### Dining Room

9'4" x 8'8" (2.87m x 2.65m)

The dining room has wood-effect flooring, a radiator, and double French doors opening out to the rear garden.

### Kitchen

9'4" x 7'9" (2.87m x 2.38m)

The kitchen has a range of fitted base and wall units with worktops, a composite double basin with a swan neck mixer tap and drainer, an integrated double oven with a four ring gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, partially tiled walls, an in-built pantry cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing side access.

## FIRST FLOOR

### Landing

3'1" x 10'8" (0.94m x 3.25m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, two in-built cupboards, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

12'9" x 10'9" (3.89m x 3.28m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built wardrobe.

### Bedroom Two

11'3" x 9'7" (3.45m x 2.93m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built wardrobe.

### Bedroom Three

8'4" x 7'1" (2.56m x 2.18m)

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

### Bathroom

5'11" x 6'6" (1.81m x 1.99m)

The bathroom has a concealed dual flush WC combined with a sunken wash basin and fitted storage, a walk-in shower enclosure with an overhead rainfall shower, wood-effect flooring, fully tiled walls, a chrome heated towel rail, a wall-mounted mirrored cabinet, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a lawned garden with a range of shrubs, a driveway, and access into the detached garage, along with side gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed tiered garden with a patio area, decked seating areas, a lawn, a range of plants and shrubs, rockery,

## ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Other Material Issues - No

Any Legal Restrictions - No

## DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

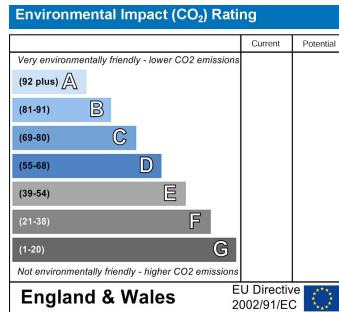
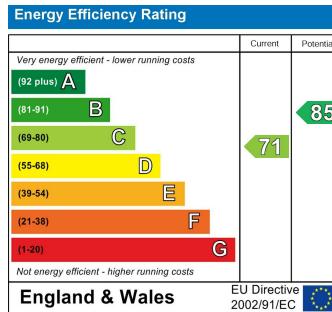
The vendor has advised the following:

Property Tenure is Freehold

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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 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.

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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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