

HoldenCopley

PREPARE TO BE MOVED

Stanley Road, Mapperley, Nottinghamshire NG3 6HT

Guide Price £425,000

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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. Notably, bedroom two was originally configured as two separate bedrooms and could easily be reverted back, creating a four-bedroom property if required. 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.





- 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

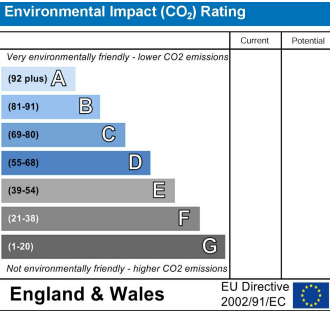
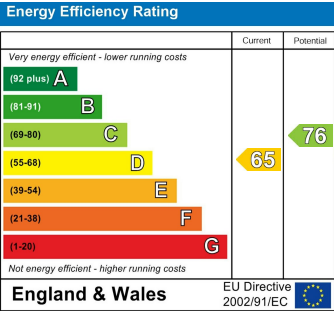
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The vendor has advised the following:
Property Tenure is freehold.

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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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