

HoldenCopley

PREPARE TO BE MOVED

Stanley Road, Nottingham, NG3 6HT

Guide Price £260,000 - £270,000

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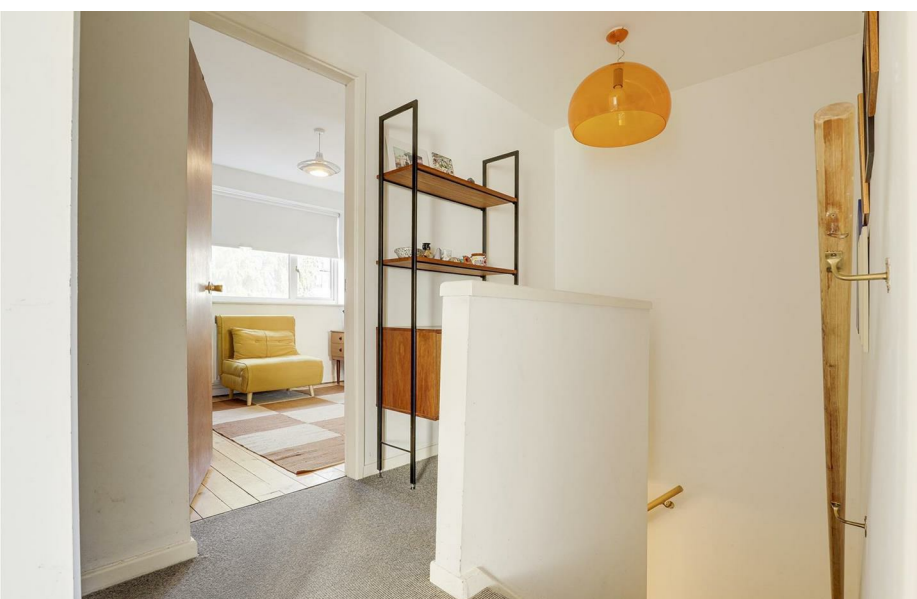
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LOCATION, LOCATION, LOCATION...

This three-bedroom modern semi-detached home offers an ideal opportunity for first-time buyers or growing families seeking a comfortable and stylish living space in a highly sought-after location. Conveniently positioned just a short stroll from the amenities of Mapperley Top, the property combines practicality with contemporary design. On the ground floor, an inviting entrance hall leads into a spacious living room, featuring a recessed chimney breast alcove complete with a log burner, providing a charming focal point and a warm, welcoming atmosphere. The modern fitted kitchen is thoughtfully designed with a range of integrated appliances and French doors that open seamlessly onto the rear garden, creating an ideal flow for entertaining and family life. Also on this level is a study, offering flexible space and internal access to the garage. Upstairs, the property boasts three well-proportioned bedrooms, alongside a three-piece bathroom suite, catering perfectly to family needs. Externally, the front of the property benefits from a gravelled area with a variety of plants and shrubs, a driveway leading to the garage, and gated side access to the rear garden. The enclosed rear garden features a raised patio, steps down to a lawn, a block-paved area, and a fenced boundary, providing a private and versatile outdoor space for relaxing or entertaining.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Study
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*11" x 3*2" (0.91m x 0.98m)

The entrance hall has tiled flooring, and a UPVC door providing access into the accommodation.

Living Room

16*2" x 9*10" (4.95m x 3.02m)

The living room has a UPVC double glazed window to the front elevation, a recessed chimney breast alcove housing a log burner, a TV point, two radiators, an in-built cupboard, carpeted stairs, and hardwood flooring.

Kitchen

10*2" x 13*4" (3.10m x 4.08m)

The kitchen has a range of fitted base and full height units with Quartz worktops, an under-mounted sink with a swan neck mixer tap, an integrated oven, induction hob, integrated fridge freezer, an integrated slimline dishwasher and washing machine, space for a dining table, a radiator, recessed spotlights, tiled splashback, ceramic floor tiling, a UPVC double glazed window to the rear elevation, and French doors opening to the rear garden.

Study

8*0" x 9*10" (2.44m x 3.02m)

The study has a UPVC double glazed window to the rear elevation, a radiator, a serving hatch, hardwood flooring, and access into the garage.

Garage

15*11" x 8*0" (4.86m x 2.45m)

The garage has lighting, electrics, ample storage, and an up-and-over door opening out to the driveway.

FIRST FLOOR

Landing

6*2" x 11*7" (1.89m x 3.54m)

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

Bedroom One

8*11" x 13*3" (2.73m x 4.04m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Bedroom Two

9*6" x 8*10" (2.90m x 2.70m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and wood-effect flooring.

Bedroom Three

5*11" x 11*5" (1.81m x 3.50m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Bathroom

8*9" x 6*5" (2.68m x 1.96m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area with various plants and shrubs, a driveway providing access into the garage, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a raised patio area, steps down to a lawn, a block paved area, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

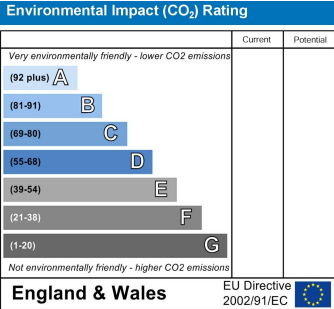
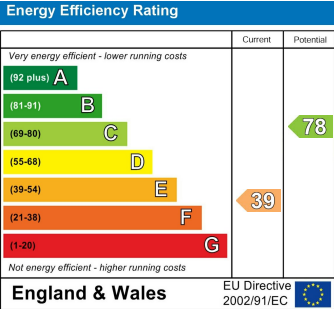
The vendor has advised the following:

Property Tenure is Freehold

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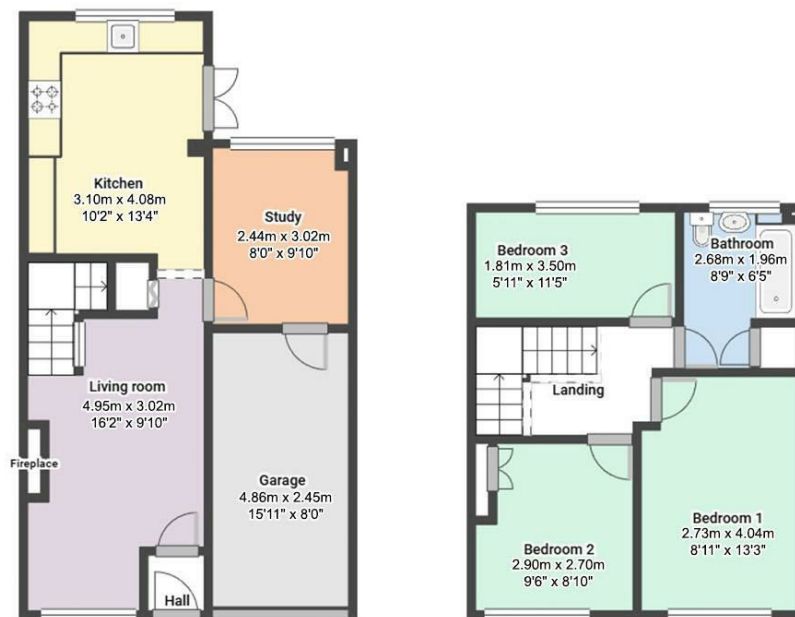
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.

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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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