

# HoldenCopley

PREPARE TO BE MOVED

Bennett Street, Mapperley, Nottinghamshire NG3 5GP

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Guide Price £270,000 - £290,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This deceptively spacious and beautifully presented four-bedroom end-terrace home is the perfect find for a family buyer looking to move straight in and enjoy stylish, comfortable living from day one. Nestled in the sought-after area of Mapperley, the property benefits from a vibrant yet peaceful setting, with a fantastic array of local amenities nearby—including independent shops, supermarkets, cafés, excellent transport links into Nottingham city centre, and access to highly regarded schools, making it ideal for families and commuters alike. The ground floor boasts an entrance hall, a cosy living room complete with a log burner, and open access into the dining room which features a bespoke handmade storage unit and shelves, along with double French doors leading out to the south-facing garden, creating a seamless indoor-outdoor flow. All of these spaces benefit from beautifully restored original oak flooring and charming period features throughout. The modern shaker-style kitchen is equally impressive, fitted with solid oak worktops, pine flooring, and another set of French doors opening onto the garden. Upstairs, the first floor offers two bedrooms and a contemporary family bathroom, while the second floor provides two further bedrooms and access to the loft. The front-facing windows feature bespoke shutters, adding style and privacy. Outside, the property enjoys on-street parking to the front and a private, enclosed rear garden featuring a decked seating area, a lawn, a decorative stone section, and a useful shed—perfect for outdoor entertaining or family play. Recent updates include full replastering on the ground floor, new radiators in the living room and one of the bedrooms, and a boiler replaced just five years ago, adding to the home's stylish, move-in-ready appeal.

MUST BE VIEWED





- End-Terrace House
- Four Bedrooms
- Living Room With Log Burner
- Dining Room With Double French Doors
- Modern Shaker Style Fitted Kitchen
- Stylish Three Piece Bathroom Suite
- Private Enclosed South-Facing Rear Garden
- Beautifully Presented Throughout
- Desirable Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

15'7" x 3'2" (4.77m x 0.98m)

The entrance hall has original oak flooring, carpeted stairs, a radiator, a picture rail, coving, recessed spotlights and a single door providing access into the accommodation.

### Living Room

14'3" into bay x 11'8" (4.35m into bay x 3.57m)

The living room has a UPVC double-glazed window with fitted shutters to the front elevation, original oak flooring, a column radiator, a recessed chimney breast alcove with a decorative surround and a log burner, a TV point, a picture rail, coving and open access into the dining room.

### Dining Room

12'4" x 11'10" (3.77m x 3.63m)

The dining room has original oak flooring, a radiator, space for a dining table, a bespoke handmade storage unit and shelves, a picture rail and UPVC double French doors providing access out to the garden.

### Kitchen

15'2" x 6'9" (4.64m x 2.08m)

The kitchen has a range of fitted shaker style base and wall units with solid oak worktops, an integrated oven and dishwasher, a hob with an extractor hood, a Belfast sink with a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, pine flooring, a radiator, partially tiled walls, access into the pantry, recessed spotlights, a UPVC double-glazed window to the side elevation and UPVC double French doors providing access out to the garden.

### Pantry

5'1" x 2'3" (1.82m x 0.71m)

## FIRST FLOOR

### Landing

12'5" x 5'10" (3.80m x 1.79m)

The landing has carpeted flooring, a picture rail and provides access to the first floor accommodation.

### Master Bedroom

15'0" x 11'10" (4.58m x 3.63m)

The main bedroom has UPVC double-glazed windows with fitted shutters to the front elevation, painted wooden floorboards, a radiator and a picture rail.

### Bedroom Two

12'6" x 8'9" (3.82m x 2.67m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a column radiator and a picture rail.

### Bathroom

7'1" x 7'4" (2.43m x 2.25m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled flooring, partially tiled and panelled walls, an electric shaving point, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

## SECOND FLOOR

### Landing

8'10" x 5'4" (2.70m x 1.63m)

The landing has carpeted flooring, access into the loft and provides access to the second floor accommodation.

### Bedroom Three

11'1" x 9'3" (3.64m x 2.82m)

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

### Bedroom Four

14'1" x 7'1" (4.56m x 2.16m)

The fourth bedroom has a velux window, carpeted flooring and a radiator.

## OUTSIDE

### Front

To the front is on street parking.

### Rear

To the rear is a private garden with a fence panelled boundary, a decking seating area, courtesy lighting, an outdoor tap, a lawn, mature trees, a decorative stone section and a shed.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central 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 & 5G, some 3G available

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 – Slight damp under front bay window that appears in some winters and can easily be fixed with a coat of damp seal paint

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

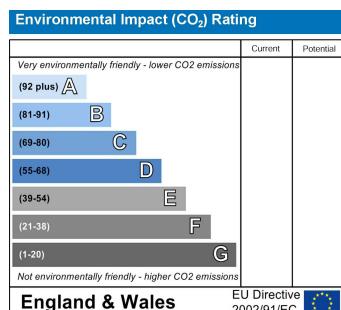
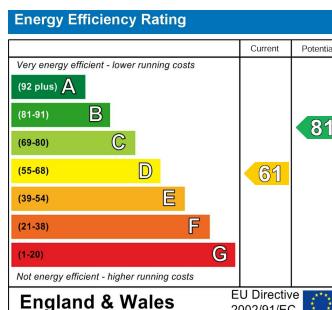
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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