

# HoldenCopley

PREPARE TO BE MOVED

Hartland Drive, Mapperley, Nottinghamshire NG3 5UZ

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Guide Price £425,000



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GUIDE PRICE £425,000 - £435,000

## BEAUTIFULLY PRESENTED DETACHED HOME...

This detached four bedroom property benefits from offering spacious accommodation both indoors and outdoors making for an ideal family home. Internally, the property is beautifully presented with a modern kitchen diner, a separate utility room, a ground floor W/C and two modern bathroom suites. Situated in the popular location of Mapperley, just a stone's throw away from the scenic Gedling Country Park along with local shops, eateries and excellent transport links to Nottingham City Centre. The ground floor comprises of an entrance hall, a W/C, a spacious living room and a modern fitted kitchen/diner with a separate utility room. The first floor hosts four bedrooms which are serviced by a stylish three-piece bathroom suite and the master benefitting from an en-suite. To the side of the property is a driveway with access to the garage providing ample off-road parking and to the rear is a private enclosed garden with a well-maintained lawn and a stone paved seating area.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner With A Utility Room
- Ground Floor W/C
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'2" x 7'10" (4.34 x 2.41)

The entrance hall has wood-effect flooring, carpeted stairs, an under-stair storage cupboard, a radiator and a single UPVC door providing access into the accommodation

Living Room

16'9" x 11'1" (5.12 x 3.40)

The living room has carpeted flooring, a TV point, two radiators and a UPVC double glazed box bay window to the front elevation

Kitchen/Diner

19'4" x 13'9" (5.90 x 4.20)

The kitchen/diner has a range of fitted base and wall units with worktops, a sink with a drainer and a mixer tap, space for a cooker, an extractor hood, an integrated fridge, an integrated dishwasher, an integrated microwave, an integrated wine cooler, a radiator, wood-effect flooring, recessed spotlights, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

Utility Room

5'3" x 4'2" (1.62 x 1.28)

The utility room has a range of fitted base and wall units with a worktop, an integrated washing machine, a radiator, a wall-mounted fuse box, wood-effect flooring and a single door providing access to the driveway

W/C

5'6" x 3'5" (1.70 x 1.05)

This space has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a radiator, wood-effect flooring and a UPVC double glazed obscure window to the front elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, a radiator, a UPVC double glazed window to the side elevation and provides access to the loft and first floor accommodation

Bedroom One

11'0" x 10'2" (3.37 x 3.10)

The main bedroom has carpeted flooring, a fitted mirrored wardrobe, access to the en-suite, a radiator and a UPVC double glazed window to the front elevation

En-Suite

8'1" x 5'1" (2.47 x 1.57)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a glass shower screen, tiled splashback, a heated towel rail, wood-effect flooring, recessed spotlights and a UPVC double glazed obscure window to the side elevation

Bedroom Two

12'7" x 8'5" (3.86 x 2.58)

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

Bedroom Three

10'8" x 6'6" (3.26 x 2.00)

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

Bedroom Four

8'0" x 7'4" (2.46 x 2.25)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

7'1" x 6'6" (2.17 x 2.00)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a glass shower screen, tiled splashback and wood-effect flooring

OUTSIDE

Front

To the front of the property is a low-maintenance garden with decorative plants and shrubs and to the side is a driveway with access to the garage providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden with a well-maintained lawn, a stone paved seating area, decorative plants and shrubs and panelled fencing

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

Service Charge in the year marketing commenced (£PA): £240

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 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.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

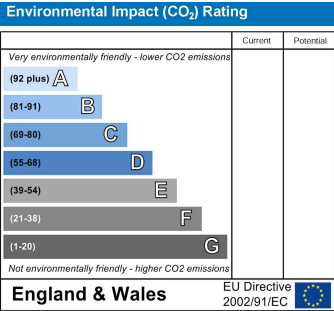
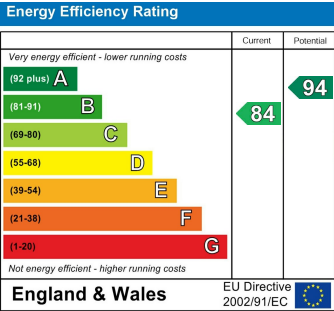
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

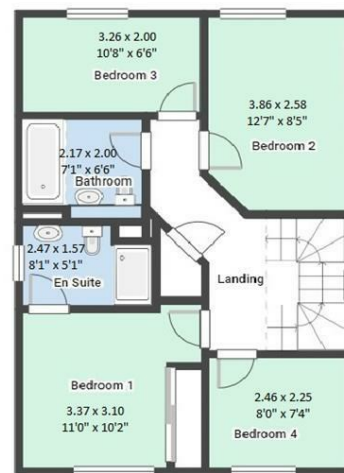
Other Material Issues – No





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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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