

HoldenCopley

PREPARE TO BE MOVED

County Road, Nottingham, NG4 4JN

Guide Price £280,000 - £300,000

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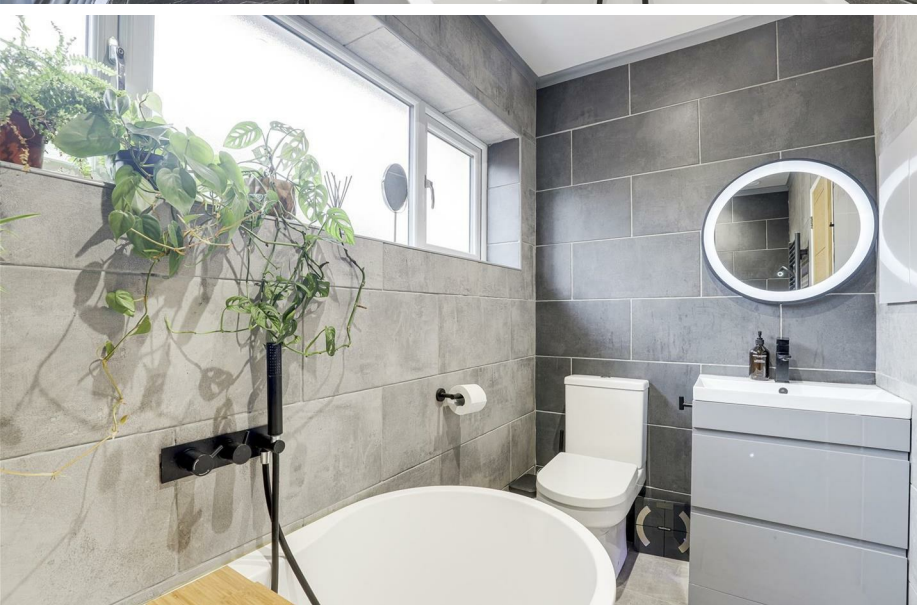
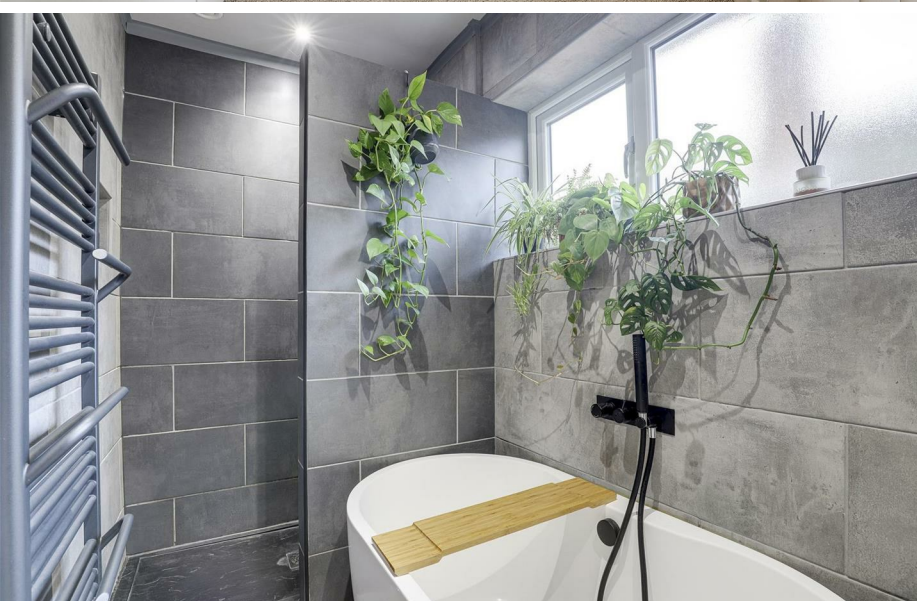
GUIDE PRICE £280,000 - £300,000...

BEAUTIFULLY PRESENTED FAMILY HOME...

This beautifully presented three-bedroom detached home is situated in a highly sought-after Mapperley location, close to excellent schools, local amenities, and transport links into Nottingham City Centre — making it an ideal choice for any growing family. Upon entering the property, you are greeted by a welcoming entrance hall featuring stylish herringbone flooring, built-in storage, and access to the heart of the home. The cosy living room enjoys plenty of natural light and boasts a charming feature fireplace, creating a warm and inviting atmosphere, while the modern fitted kitchen/diner offers a stunning blend of contemporary design and practicality, complete with shaker-style units, integrated appliances, and ample dining space — perfect for entertaining. Upstairs, the property offers three well-proportioned bedrooms, each finished to a high standard, and a stunning four-piece family bathroom suite, featuring a freestanding bath and separate shower enclosure. Outside, the home continues to impress with off-street parking, a detached garage, and a private enclosed rear garden featuring a paved patio area, lawn, and mature borders — ideal for families and summer entertaining.

MUST BE VIEWED





- Detached Family Home
- Three Well-Proportioned Bedrooms
- Cosy Living Room With Feature Fireplace
- Modern Fitted Kitchen/Diner
- Stunning Four Piece Family Bathroom Suite
- Ample Storage Space
- Beautifully Presented Throughout
- Off-Street Parking & Detached Garage
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'4" x 6'5" (3.15m x 1.97m)

The entrance hall has herringbone-style flooring, carpeted stairs, a radiator, fitted storage with bench seating, shoe racks, overhead shelving, and a tall cupboard, recessed spotlights, open access to the kitchen/diner, UPVC double-glazed obscure windows to the front elevation, and a single door leading into the accommodation.

Living Room

16'9" x 10'4" (5.11m x 3.17m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, recessed spotlights, sliding patio doors leading out to the rear garden, and open access to the kitchen/diner.

Kitchen/Diner

23'7" max x 8'0" (7.19m max x 2.44m)

The kitchen/diner has a range of fitted shaker-style base and wall units with wood-effect worktops, a sink and a half with a movable swan neck mixer tap and drainer, an integrated double-oven and microwave, an integrated induction hob with an angled extractor fan, an integrated dishwasher, an integrated fridge freezer, herringbone-style flooring, partially tiled walls, a radiator, recessed spotlights, and two UPVC double-glazed windows to the side and rear elevations.

FIRST FLOOR

Landing

13'4" max x 8'2" (4.07m max x 2.50m)

The landing has carpeted flooring, a glass panelled balustrade, recessed spotlights, a UPVC double-glazed window to the front elevation, and access to the first floor accommodation.

Master Bedroom

10'8" x 10'2" (3.26m x 3.11m)

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

Bedroom Two

10'5" x 10'2" (3.18m x 3.12m)

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

Bedroom Three

8'1" x 6'8" (2.47m x 2.05m)

The third bedroom has carpeted flooring, a radiator, an open storage cupboard, access to the first floor accommodation, and a UPVC double-glazed window to the rear elevation.

Bathroom

10'5" x 4'7" (3.20m x 1.41m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a freestanding bath, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, access to the garage, and a planted area.

Rear

To the rear of the property is a private enclosed rear garden with a paved patio seating area, a stone wall divider, a lawn, ample greenery, and fence panelled boudnaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

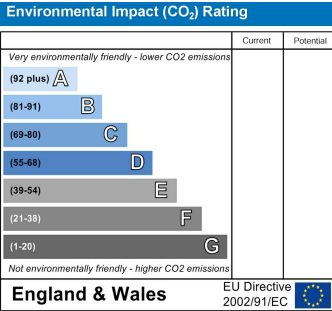
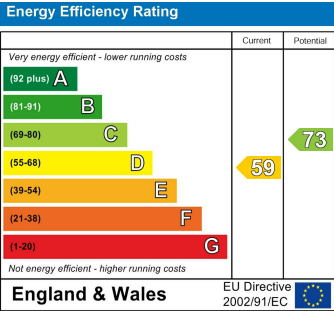
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

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.



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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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