

# HoldenCopley

PREPARE TO BE MOVED

Cudworth Drive, Mapperley, Nottinghamshire NG3 6AW

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£300,000



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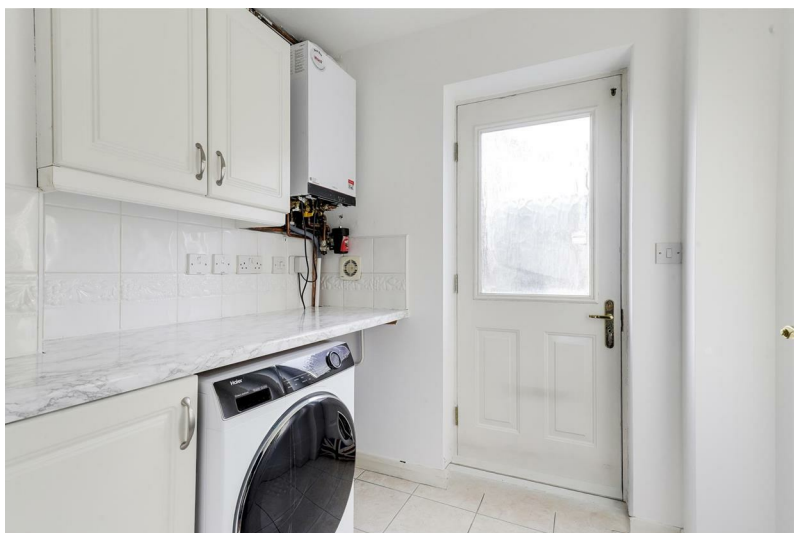




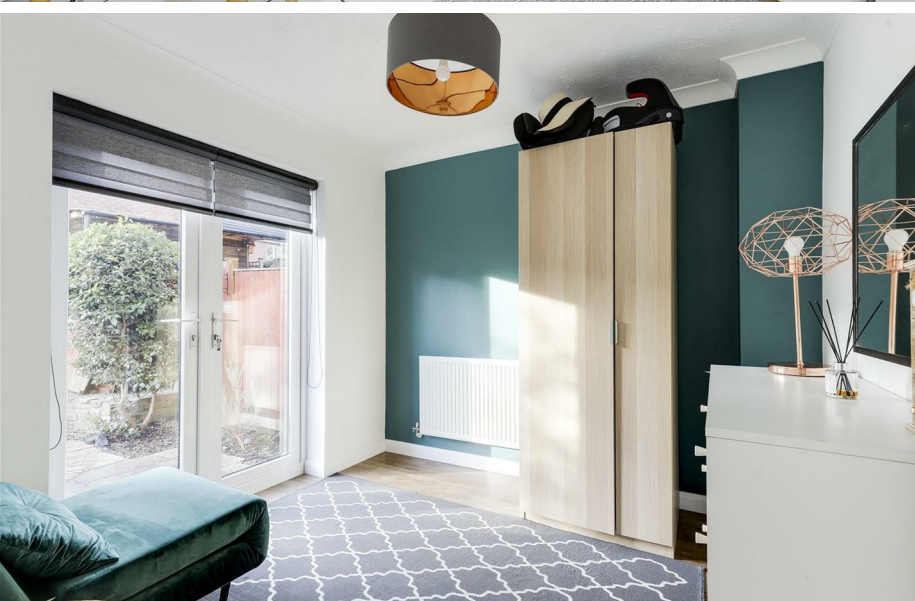
## SPACIOUS THREE-STOREY TOWN HOUSE...

This well-presented three-storey town house offers generous and versatile accommodation throughout, making it an ideal purchase for a range of buyers seeking a home that is ready to move straight into. Situated in a popular location, the property benefits from close proximity to a variety of shops, great schools, and convenient transport links. The ground floor boasts a versatile converted garage, currently utilised as a home salon, offering fantastic flexibility for an additional bedroom, office, studio, or additional reception room. This level also includes a W/C, a useful utility room, and a bright bedroom featuring double French doors that open directly onto the rear garden. To the first floor, you will find a spacious living room with double French doors leading out to a private balcony. Completing this floor is a fitted kitchen-diner, providing a great space for everyday family meals. The second floor features two well-proportioned bedrooms, each benefitting from fitted wardrobes and their own en-suite bathrooms. Outside, the property enjoys a driveway to the front, while the rear boasts a private enclosed garden with a paved patio seating area and mature planting.

MUST BE VIEWED







- Three-Storey Townhouse
- Three/Four Bedrooms
- Well Appointed Fitted Kitchen-Diner
- Spacious Reception Room With Balcony
- Ground Floor W/C & Utility Room
- Versatile Converted Garage
- Two En-Suite Bathrooms
- Off-Road Parking
- Private Enclosed Rear Garden
- Popular Location











GROUND FLOOR

Hallway

8'1" x 3'8" (2.48 x 1.12)

The hallway has wood-effect flooring, a radiator, coving and a single composite door providing access into the accommodation.

W/C

7'4" x 2'9" (2.26 x 0.86)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, tile-effect flooring, a radiator and an extractor fan.

Hallway

10'9" x 3'6" (3.30 x 1.08)

The hallway has wood-effect flooring, carpeted stairs, an under the stairs cupboard and coving.

Office/Bedroom

19'4" x 8'10" (5.91 x 2.71)

The office/bedroom has a UPVC double-glazed window to the front elevation, tiled flooring, a radiator, fitted gloss handleless base and wall units with a worktop, an undermount stainless steel sink and recessed spotlights.

Utility Room

6'7" x 6'3" (2.01 x 1.93)

The utility room has fitted base and wall units with a worktop and tiled splashback, space and plumbing for a washing machine, tiled flooring, a radiator, a wall-mounted boiler, recessed spotlights and a single composite door providing access out to the garden.

Bedroom Three

9'10" x 8'11" (3.00 x 2.72)

The third bedroom has wood-effect flooring, a radiator, coving and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

10'9" x 3'11" (3.29 x 1.20)

The landing has carpeted flooring, a radiator, an internal window and provides access to the first floor accommodation.

Living Room

19'7" x 16'0" (5.97 x 4.88)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, three radiators, coving and UPVC double French doors out to the balcony.

Kitchen-Diner

15'11" x 9'3" (4.87 x 2.84)

The kitchen-diner has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, space for two under the counter fridges and a freezer, a gas hob, a stainless steel sink and a half with a drainer and a moveable swan neck mixer tap, tiled flooring, two radiators, space for a dining table and UPVC double-glazed windows to the rear elevation.

SECOND FLOOR

Landing

10'9" x 3'3" (3.30 x 1.01)

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the loft and provides access to the second floor accommodation.

Master Bedroom

15'5" x 13'11" (4.70 x 4.26)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, two radiators, fitted floor to ceiling wardrobes and access into the en-suite.

En-Suite

6'10" x 5'8" (2.09 x 1.73)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tile-effect flooring, tiled walls, a radiator, an electric shaving point and an extractor fan.

Bedroom Two

10'11" x 10'5" (3.35 x 3.20)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted floor to ceiling wardrobes with a dressing table and access into the en-suite.

En-Suite

6'8" x 5'9" (2.04 x 1.76)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower and waterproof wall panels, tile-effect flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway and courtesy lighting.

Rear

To the rear is a private garden with a paved patio seating area, decorative stones, mature shrubs and trees, courtesy lighting and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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

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 – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

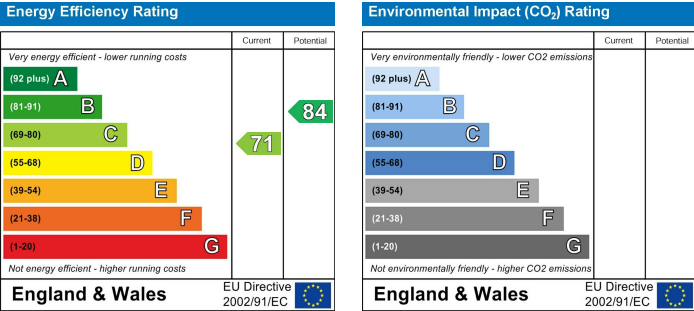
The vendor has advised the following:

Property Tenure is Freehold

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# Cudworth Drive, Mapperley, Nottinghamshire NG3 6AW



**This floorplan is for illustrative purposes only.**

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