

HoldenCopley

PREPARE TO BE MOVED

Roseleigh Avenue, Mapperley, Nottinghamshire NG3 6FJ

Guide Price £425,000

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GUIDE PRICE £425,000 - £455,000

BEAUTIFULLY PRESENTED HOME...

Situated in the ever-popular and sought-after location of Mapperley, this modern detached four-bedroom house is ideal for a family looking for the perfect forever home to settle down in and put down roots. Located around the corner from the vibrant Mapperley Top, the property has easy access to a range of local amenities such as shops, schools, parks, and eateries, as well as excellent transport links, including convenient access into Nottingham City Centre. Internally, the ground floor of the home offers a spacious entrance hall with storage space, a cosy snug with bay fronted windows and a log burner, a sleek and stylish living room with a feature in-built multi-fuel burner and sliding doors leading out to the rear garden. The stunning kitchen/diner features modern cabinetry with a sleek breakfast bar, and space for a dining table and double French doors leading out to the rear garden. Completing the ground floor is internal access to the garage, and a convenient W/C. Upstairs, the first floor is home to a master bedroom with an en-suite, a second double bedroom with fitted wardrobes, a third bedroom, currently being utilised as a dressing room, and a fourth bedroom with fitted wardrobes, serviced by a modern four piece bathroom suite. Externally, the front of the property offers a driveway providing off-street parking for two cars, access to the garage with extra storage space, and gated access to the beautifully maintained rear garden with a paved seating area, a pergola, and a lawn with planted borders. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss.

MUST BE VIEWED





- Detached Family Home
- Four Versatile Bedrooms
- Two Reception Rooms With In-Built Multi-Fuel Burners
- Modern Fitted Kitchen/Diner With Breakfast Bar
- Ground Floor W/C
- Bathroom & En-Suite
- Beautifully Maintained Gardens
- Off-Street Parking & Garage
- Solar Panels With 10KWH Battery Storage
- Must Be Viewed





GROUND FLOOR

Entrance Porch

6'8" x 2'1" (2.05 x 0.65)

The entrance porch has vinyl flooring, and a single UPVC door with surrounding UPVC double-glazed windows providing access into the porch.

Hallway

13'5" x 7'1" (4.09 x 2.17)

The hallway has tiled flooring, wooden stairs with a carpeted runner, understairs storage, a radiator, and a single wooden door with an obscure glass insert and surrounding wood-framed single-glazed obscure windows providing access via the entrance porch.

Snug

11'1" x 11'0" (3.65 x 3.36)

The snug has wooden flooring, a radiator, a feature log burner in a recessed exposed brick alcove with a slate tiled hearth, and a UPVC double-glazed bay window to the front elevation.

Living Room

19'1" x 11'0" (6.08 x 3.36)

The living room has wood-effect flooring, a feature in built multi fuel burner with a decorative surround and a hearth, a radiator, a TV-point, and sliding patio doors leading out to the rear garden.

Kitchen/Diner

18'4" x 15'2" (5.60 x 4.64)

The kitchen/diner has a range of fitted matte shaker-style base and wall units with rolled-edge worktops and a breakfast bar, a composite sink and a half with a mixer tap and drainer, an integrated double-oven with a five-ring gas hob and a stainless steel splashback with an extractor fan, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, tiled flooring, partially tiled walls, a radiator, space for a dining table, a UPVC double-glazed window to the rear elevation, and double French doors leading out to the rear garden.

W/C

5'1" x 2'8" (1.81 x 0.82)

This space has a low level flush W/C, a wall-mounted wash basin with a mixer tap, vinyl flooring, and partially tiled walls.

FIRST FLOOR

Landing

8'2" x 3'10" & 4'3" x 3'3" (2.49 x 1.88 & 1.32 x 1.01)

The landing has wood-effect flooring, a UPVC double-glazed obscure window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'2" x 11'0" (4.03 x 3.36)

The main bedroom has wooden flooring, a radiator, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

7'1" x 4'11" (2.16 x 1.52)

The en-suite has a concealed low level flush W/C, a vanity style wash basin, a shower enclosure with a wall-mounted handheld and overhead shower fixture, vinyl flooring, partially tiled walls, partially waterproof panelled walls, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

13'7" x 9'5" (4.15 x 2.88)

The second bedroom has wooden flooring, a radiator, fitted sliding door wardrobes, and a UPVC double-glazed bay window to the front elevation.

Bedroom Three/Dressing Room

10'7" x 6'11" (3.25 x 2.12)

This room, which is currently being utilised as a dressing room, has wooden flooring, a radiator, open fitted wardrobes, and a UPVC double-glazed window to the side elevation.

Bedroom Four

7'1" x 6'9" (2.16 x 2.08)

The fourth bedroom has wood-effect flooring, a radiator, fitted mirrored sliding door wardrobes, and a UPVC double-glazed window to the front elevation.

Bathroom

8'2" x 7'0" (2.49 x 2.15)

The bathroom has a concealed low level flush W/C, a vanity style wash basin, a shower enclosure with a wall-mounted handheld and overhead shower fixture, a panelled bath with a central tap, vinyl flooring, partially tiled walls, partially waterproof panelled walls, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a paved driveway, access to the garage, gated access to the rear, and boundaries made up of metal fencing and hedges.

Garage

13'3" x 11'4" (4.05 x 3.47)

The garage has space and plumbing for a washing machine, a wall-mounted combi boiler, lighting, electricity, and ample storage space.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area and a pergola, a lawn, planted borders, and fence panelled boundaries.

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 – Restrictive Covenants

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EEA



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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