

# HoldenCopley

PREPARE TO BE MOVED

Axmouth Drive, Mapperley, Nottinghamshire NG3 5SX

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Guide Price £375,000 - £400,000

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NO CHAIN!

DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION...

This four-bedroom detached house is well presented throughout and offers spacious accommodation that is perfectly suited to any family buyer looking for a property they can move straight into. Situated in a sought-after area, this home is within easy reach of local shops, excellent transport links, well-regarded schools, and the ever-popular Gedling Country Park, making it ideal for a growing family. To the ground floor, the property comprises an entrance hall, a modern W/C, a spacious reception room with French doors leading out to the rear garden, a fitted kitchen diner with ample space for entertaining, and a separate utility room. Upstairs, the first floor hosts four generously sized bedrooms, with the master bedroom benefiting from an en-suite, along with a three-piece family bathroom and access to a partially boarded loft offering excellent additional storage. Outside, the property boasts a driveway providing off-road parking for one vehicle, a detached garage, and a well-maintained rear garden featuring a paved patio area, a lawn, and established shrubs – perfect for outdoor family living. This property is the perfect blend of comfort, style, and convenience — ready for a family to simply unpack and enjoy.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & En-Suite
- Driveway & Detached Garage
- Private Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

11'3" x 7'0" (3.45m x 2.15m)

The entrance hall has a UPVC double-glazed window to the front elevation, an entrance mat, wood-effect flooring, carpeted stairs, a built-in under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

### W/C

5'1" x 2'9" (1.55m x 0.84m)

This space has a low level flush W/C, a pedestal wash basin, vinyl flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the front elevation.

### Living Room

19'9" x 11'1" (6.02m x 3.38m)

The living room has UPVC double-glazed windows with blinds to the front and side elevations, carpeted flooring, a radiator and double French doors providing access out to the garden.

### Kitchen

19'9" x 11'5" (6.02m x 3.50m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven and dishwasher, a gas hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, tiled and wood-effect flooring, a radiator and UPVC double-glazed windows with blinds to the front and rear elevation.

### Utility Room

5'1" x 6'9" (1.57m x 2.07m)

The utility room has fitted base and wall units with a worktop, a washing machine, a stainless steel sink with a drainer, tiled flooring, a radiator, partially tiled walls, an extractor fan and a single composite door providing access out to the garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the partially boarded loft via a drop-down ladder and provides access to the first floor accommodation.

### Master Bedroom

11'9" x 11'4" (3.60m x 3.46m)

The main bedroom has a UPVC double-glazed window with blinds to the rear elevation, carpeted flooring, a radiator, a fitted floor to ceiling double wardrobe and access into the en-suite.

### En-Suite

5'0" x 7'1" (1.53m x 2.16m)

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

### Bedroom Two

9'8" x 9'9" (2.95m x 2.99m)

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

### Bedroom Three

8'0" x 9'9" (2.46m x 2.99m)

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

### Bedroom Four

7'8" x 9'11" (2.34m x 3.04m)

The fourth bedroom has UPVC double-glazed windows with blinds to the front and side elevations, carpeted flooring and a radiator.

### Bathroom

8'8" x 4'0" (2.66m x 1.22m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled

bath with a mains-fed shower and glass shower screen, vinyl flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window with blinds to the front elevation.

## OUTSIDE

Outside there is a driveway, a detached garage and a private garden with a fence panelled boundary, a paved patio, an outdoor tap, a lawn, mature shrubs and access into the garage.

## 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 – No

## 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.

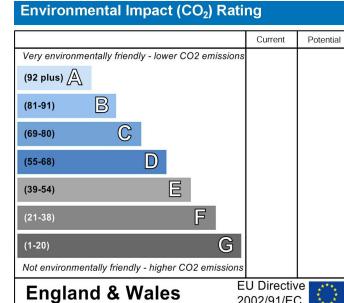
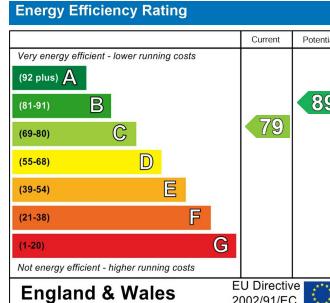
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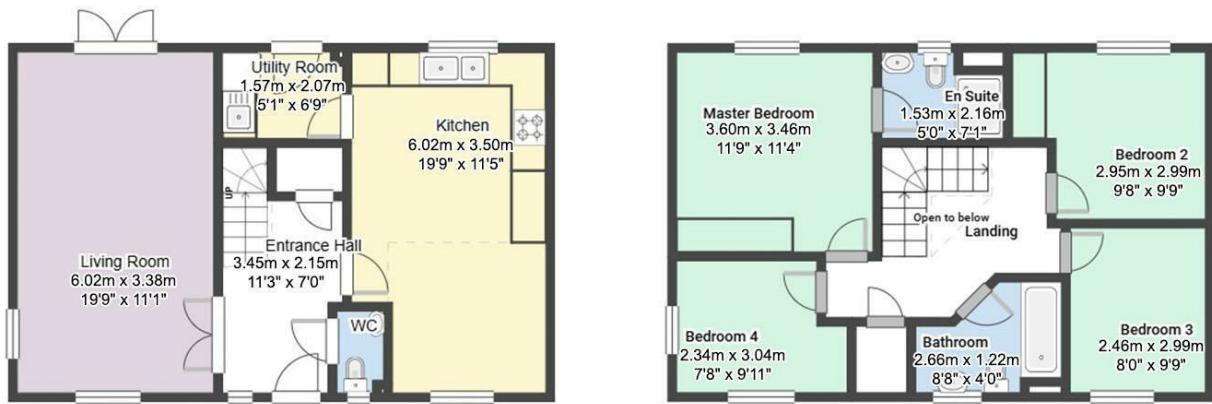
Property Tenure is Freehold

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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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