

# HoldenCopley

PREPARE TO BE MOVED

The Mount, Mapperley, Nottinghamshire NG3 6FX

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£425,000



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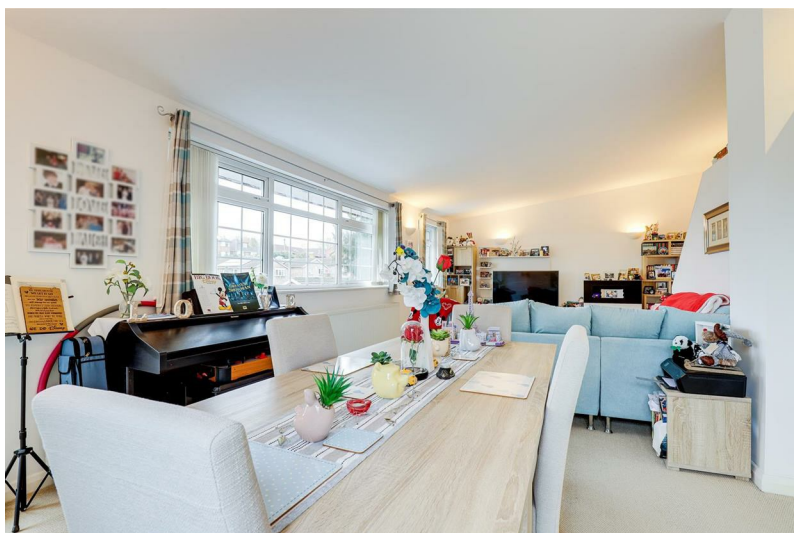




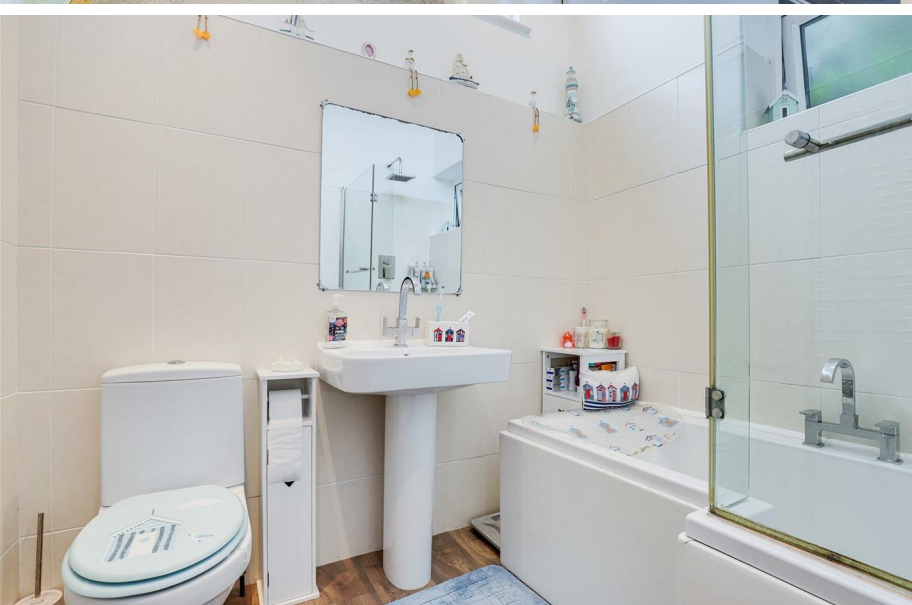
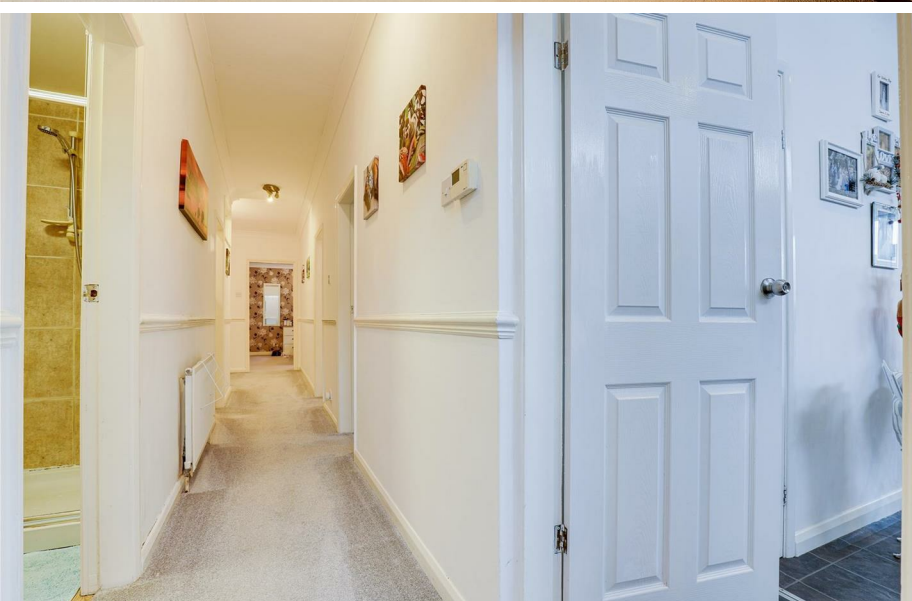
## LOCATION, LOCATION, LOCATION...

This exceptional detached house occupies a highly sought-after position, offering a rare combination of space, style, and convenience. Ideally located close to a range of local amenities, including the scenic Gedling Country Park, nearby shops, excellent transport links, and well-regarded school catchments, the property provides everything a growing family could need. Inside, the accommodation is both versatile and inviting. The spacious hallway leads to a practical utility area and provides access to a generous living and dining room, which enjoys natural light and opens onto a balcony, creating a pleasant space for relaxation or entertaining. Stairs from the living area lead up to a well-appointed fitted kitchen, complete with ample storage and direct access to the rear garden, making it perfect for both everyday living and family gatherings also the first floor comprises three good-sized bedrooms, each with fitted wardrobes, ensuring plenty of storage, alongside a shower room, a separate W/C, and a three-piece bathroom suite, all finished to a practical and comfortable standard. Externally, the property is equally impressive. A block-paved driveway provides ample parking and leads to a double garage, with courtesy lighting adding convenience and security. The enclosed rear and side garden offers a combination of patio areas and lawn, framed by fence panelled boundaries, creating a private and versatile outdoor space with gated access.

## MUST BE VIEWED







- Detached House
- Three Bedrooms
- Living/Dining Room
- Fitted Kitchen & Utility Area
- Three-Piece Bathroom Suite
- Shower Room & Ground Floor W/C
- Garage & Driveway
- Enclosed Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Living/Dining Room

26’7" x 12’0" (8.11m x 3.66m)

The living/dining room has two UPVC double glazed windows to the front elevation, two radiators, a TV point, carpeted flooring, sliding patio doors to the side elevation, a door providing access to the balcony , and access to the first floor accommodation.

FIRST FLOOR

Kitchen

13’8" x 16’0" (max) (4.17m x 4.89m (max))

The kitchen has a range of fitted units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, a gas ring hob, an integrated slimline dishwasher, space for a fridge freezer, an in-built cupboard, recessed spotlights, an extractor fan, tiled splashback, tiled flooring, three UPVC double glazed windows to the front and side elevation, and a UPVC door providing access to the rear garden.

Hallway

3’3" x 20’6" (1.01m x 6.27m)

The hallway has carpeted flooring, a dado rail, coving to the ceiling, a radiator, and access into the utility area.

Utility Area

6’9" x 6’6" (2.07m x 2.00m)

The utility area has a UPVC double glazed window to the side elevation, a worktop, space and plumbing for a washing machine, space for a tumble dryer, a dado rail, coving to the ceiling, and carpeted flooring.

Master Bedroom

17’3" x 11’1" (5.28m x 3.39m)

The main bedroom has a UPVC double glazed window to the side elevation, a radiator, two double wardrobes, coving to the ceiling, and carpeted flooring.

Bedroom Two

9’10" x 11’10" (3.01m x 3.61m)

The second bedroom has a UPVC double glazed window to the side elevation, a radiator, a double wardrobe, coving to the ceiling, and carpeted flooring.

Bedroom Three

9’7" x 9’9" (2.93m x 2.99m)

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

W/C

9’6" x 3’2" (2.91m x 0.97m)

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, a counter-top wash basin with a tiled splashback, a chrome heated towel rail, and wood flooring.

Shower Room

7’4" x 3’0" (2.25m x 0.92m)

The shower room has a UPVC double glazed obscure window to the side elevation, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and wood flooring.

Bathroom

6’9" x 7’1" (2.06m x 2.16m)

The bathroom has three UPVC double glazed obscure windows to the front and side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall shower fixture and shower screen, recessed spotlights, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, access to the rear garden, a block paved driveway give access to the double garage.

Garage

The garage has ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear and side of the property is an enclosed garden with a patio area, a lawn, a further patio area, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - 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.

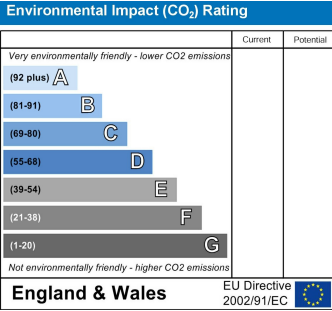
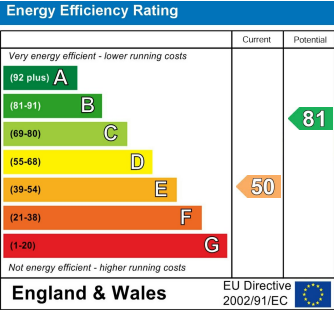
The vendor has advised the following:

Property Tenure is Freehold

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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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