

# HoldenCopley

PREPARE TO BE MOVED

Moore Road, Mapperley, Nottinghamshire NG3 6EL

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Guide Price £295,000 - £350,000

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GUIDE PRICE £295,000 - £325,000

NO UPWARD CHAIN...

Welcome to this three-bedroom detached house with the bonus of no upward chain. Nestled in a highly sought-after location, just moments away from Mapperley Top, residents will enjoy easy access to a vibrant array of shops, eateries, and convenient transport links, as well as top-tier amenities and excellent school catchments. Stepping inside is a spacious open-plan living/dining room, providing an ideal space for relaxation and entertaining. The modern kitchen diner features a breakfast island, offering ample storage and counter space, catering perfectly to the demands of family life. Completing the ground floor is a convenient shower room, adding practicality to the layout. Ascending to the upper level, you'll discover two double bedrooms and a cosy single bedroom. The three-piece bathroom suite provides added convenience for your daily needs. Externally, the front boasts a driveway providing off-road parking, framed by charming plants and shrubs, enhancing the curb appeal. To the rear, a lawn and a patio seating area for outdoor enjoyment, while a variety of plants and shrubs add to the surroundings. Access to the garage ensures ample storage space for belongings.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living/Dining Room
- Modern Kitchen/Diner
- Ground Floor Shower Room
- Family Bathroom
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

5'8" x 1'10" (1.73m x 0.57m )

The porch has tiled flooring, recessed spotlights and double French doors providing access into the accommodation.

### Entrance Hall

20'5" x 6'0" (max) (6.24m x 1.83m (max))

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a picture rail, an in-built storage cupboard, and a single door providing access from the porch.

### Living/Dining Room

24'5" x 11'8" (max) (7.45m x 3.58m (max))

The living/dining room has carpeted flooring, two radiators, coving to the ceiling, double doors providing access to the kitchen/diner and a UPVC double-glazed bay window to the front elevation.

### Kitchen/Diner

17'8" x 12'6" (5.39m x 3.83m )

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor fan, a breakfast bar island, partially tiled walls, recessed spotlights, coving to the ceiling, a vertical radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and double-French doors opening out to the rear garden.

### Shower Room

8'3" x 2'9" (2.54m x 0.86m )

The shower room has a low level dual flush W/C, a wall-mounted boiler, a shower enclosure with a shower fixture, a heated towel rail, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

8'10" x 5'10" (2.71m x 1.80m )

The landing has carpeted flooring, coving to the ceiling, a picture rail, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting.

### Master Bedroom

14'6" x 11'8" (max) (4.44m x 3.58m (max))

The main bedroom has carpeted flooring, a radiator, a picture rail, coving to the ceiling, fitted sliding door wardrobes and a UPVC double-glazed bay window to the front elevation.

### Bedroom Two

11'10" x 9'11" (max) (3.63m x 3.04m (max))

The second bedroom has carpeted flooring, a radiator, a picture rail, coving to the ceiling and a double-glazed window to the rear elevation.

### Bedroom Three

8'2" x 6'0" (max) (2.50m x 1.83m (max))

The third bedroom has carpeted flooring, a radiator, coving to the ceiling, a picture rail and a UPVC double-glazed window to the front elevation.

### Bathroom

8'0" x 5'9" (max) (2.45m x 1.77m (max))

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double-ended bath with central taps, a heated towel rail, recessed spotlights, tiled walls, tiled flooring, recessed spotlights and a double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

The front of the property has a driveway providing off-road parking, gated access to the rear garden, courtesy lighting and a range of plants and shrubs.

### Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, a range of plants and shrubs, access to the garage and fence panelling.

### Garage

18'7" x 8'4" (5.67m x 2.56m)

The garage provides ample storage space, courtesy lighting, power supply and double doors to provide access.

## 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.

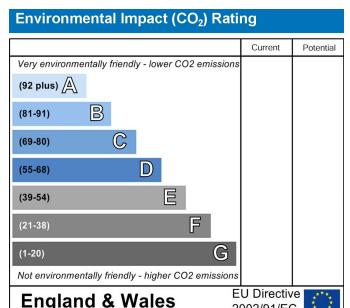
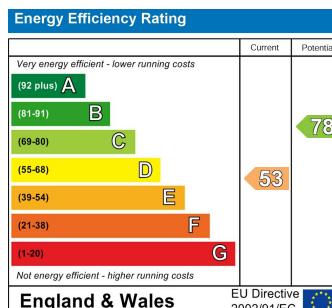
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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0115 7734300

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

[mapperleyoffice@holdencopley.co.uk](mailto:mapperleyoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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