

HoldenCopley

PREPARE TO BE MOVED

Sandford Road, Mapperley, Nottinghamshire NG3 6AH

Guide Price £300,000

Sandford Road, Mapperley, Nottinghamshire NG3 6AH

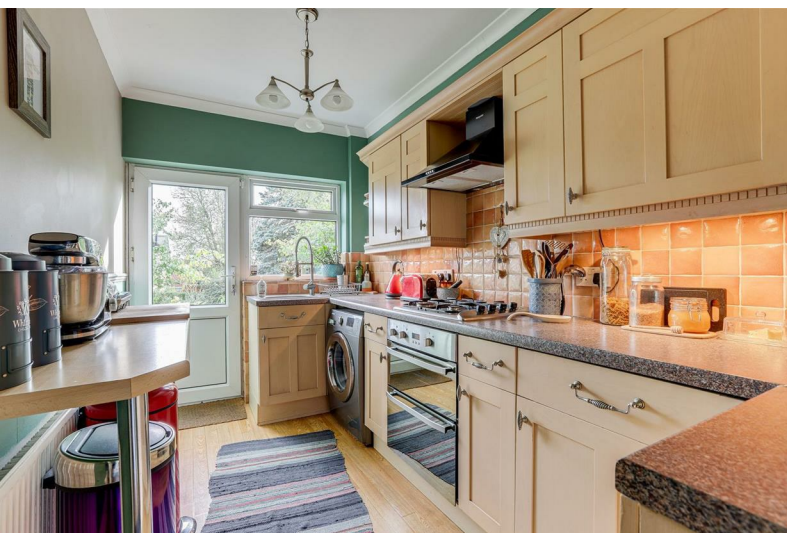


GUIDE PRICE - £300,000 - £325,000

SEMI-DETACHED HOUSE WITH PLANNING APPROVED FOR EXTENSION...

Nestled within a charming neighbourhood, this three-bedroom semi-detached house boasts an inviting and spacious living environment. This property enjoys the advantage of having planning permission approved for a single-storey side and rear extension, unlocking abundant potential for future development. The ground floor welcomes you through an elegant entrance hall, setting the tone for the comfort and style that resonates throughout. A generously sized living and dining room beckons, offering an abundance of space for both relaxation and entertainment. A fitted kitchen, complete with contemporary amenities, provides the ideal backdrop for culinary endeavours, enhancing the heart of this home. Ascending to the first floor, you'll find three inviting bedrooms, each offering a serene haven for rest and rejuvenation. Adjacent to the bedrooms is a three-piece shower room, offering both convenience and style. Outside, this property is further enriched by its own private driveway and a large garage, providing ample parking and storage options. The private enclosed garden allows you to bask in the serenity of nature, entertain guests, or simply unwind in your own peaceful sanctuary. In summary, this three-bedroom semi-detached house is an embodiment of spaciousness and convenience, delivering a harmonious blend of modern living and versatile spaces. Located just minutes away from the vibrant Mapperley Top, it offers the perfect fusion of convenience and accessibility. Mapperley Top boasts an array of shops, enticing eateries and superb transport links straight into the heart of the City Centre.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Large Living/Dining Room
- Fitted Kitchen
- Stylish Shower Room
- Driveway & Garage
- Private Enclosed Garden
- Spacious Accommodation
- Planning Approved For Extension - Gedling BC Ref: 2024/0021
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'3" x 5'10" (max) (3.74m x 1.80m (max))
The entrance hall has laminate flooring, carpeted stairs, a radiator, a dado rail, coving to the ceiling, obscure windows to the front elevation and a single door with stained glass inserts providing access into the accommodation

Living/Dining Room

28'2" x 11'7" (max) (8.61m x 3.55m (max))
The living/dining room has carpeted flooring, a TV point, a recessed chimney breast alcove with a feature log burner and wooden mantelpiece, three radiators, wall-mounted light fixtures, coving to the ceiling, a UPVC double glazed bay window to the front elevation and UPVC double French doors providing access to the rear garden

Kitchen

12'2" x 6'7" (max) (3.71m x 2.02m (max))
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, space and plumbing for a washing machine, tiled splashback, laminate flooring, coving to the ceiling, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

7'9" x 6'8" (2.38m x 2.04m)
The landing has carpeted flooring, a UPVC double glazed window to the side elevation, coving to the ceiling and provides access to the loft and first floor accommodation

Bedroom One

13'11" x 10'9" (max) (4.25m x 3.28m (max))
The main bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bedroom Two

11'6" x 10'10" (max) (3.53m x 3.31m (max))
The second bedroom has carpeted flooring, two double fitted wardrobes, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Three

8'9" x 6'8" (2.67m x 2.05m)
The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Shower Room

8'5" x 6'7" (max) (2.57m x 2.03m (max))
The shower room has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, an in-built storage cupboard, tiled walls, tiled flooring, coving to the ceiling and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a block paved driveway with access to the garage providing ample off-road parking, a range of mature plants and shrubs and gated access to the rear garden

Garage

26'6" x 8'3" (8.09m x 2.54m)
The garage has lighting, multiple power points, two windows, a single door providing access to the rear garden and an up-and-over door providing access to the driveway

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a pergola, a lawn, a range of plants and shrubs and hedged borders

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B
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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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

Sandford Road, Mapperley, Nottinghamshire NG3 6AH

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.