

# HoldenCopley

PREPARE TO BE MOVED

Sandford Road, Mapperley, Nottinghamshire NG3 6AH

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Guide Price £300,000

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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 boarders

## 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.

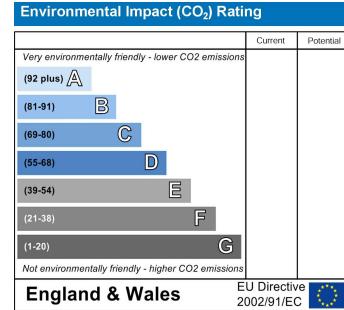
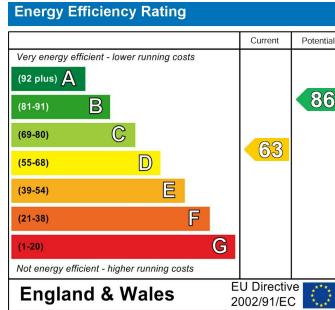
The vendor has advised the following:

Property Tenure is Freehold

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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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