

HoldenCopley

PREPARE TO BE MOVED

Hilton Road, Mapperley, Nottinghamshire NG3 6AP

Guide Price £350,000

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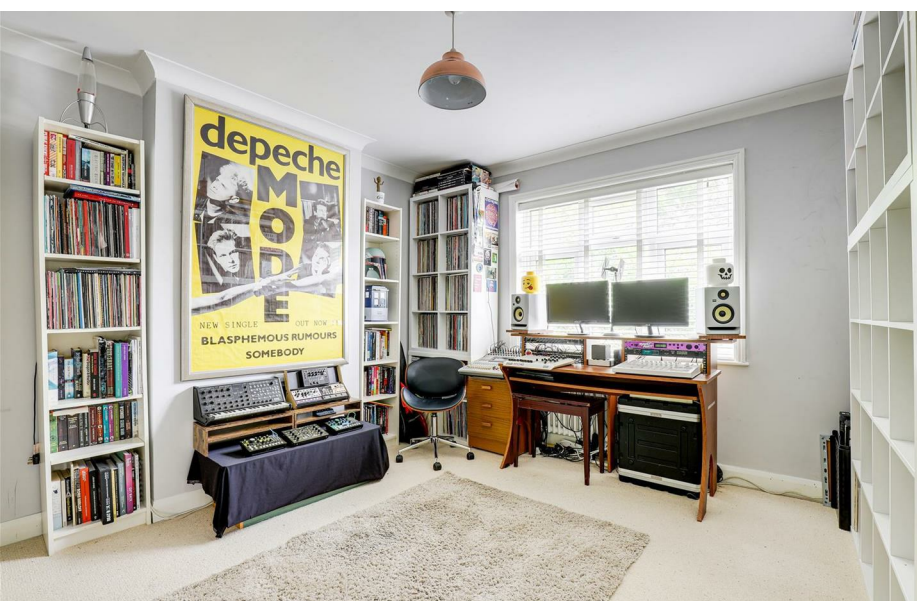
GUIDE PRICE £350,000 - £375,000

BEAUTIFULLY PRESENTED FAMILY HOME...

This four-bedroom semi-detached home is a true credit to the current owners, offering beautifully presented and deceptively spacious accommodation throughout. Situated on a quiet road and sought-after location, the property is ideally located close to a range of local amenities, great schools, and fantastic transport links, making it the perfect purchase for a family buyer looking to move straight in. To the ground floor, the property comprises a porch, an entrance hall, a bay-fronted reception room featuring a fireplace, and a modern fitted kitchen diner complete with a range cooker, underfloor heating, and double French doors leading out to the garden. There is also a separate sitting room with French doors, a utility room, and a convenient ground floor W/C, adding to the home's functionality and comfort. The first floor offers three well-proportioned bedrooms, all serviced by a stylish four-piece family bathroom featuring a freestanding roll-top bath and separate shower. Upstairs on the second floor, you'll find the impressive master bedroom, complete with a modern en-suite shower room. Externally, the property benefits from a driveway providing off-street parking for one vehicle, while to the rear is a private and enclosed garden featuring a decorative stone seating area, a well-maintained lawn, and a useful shed – perfect for relaxing or entertaining. Further benefits include being fully electric throughout, with electric heating and hot water, offering a modern and efficient alternative to gas. A stunning family home that must be viewed to be fully appreciated.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Modern Fitted Kitchen-Diner With Marble Worktops & Underfloor Heating
- Two Reception Rooms
- Ground Floor W/C & Utility Room
- Four Piece Bathroom With Roll Top Bathtub & En-Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9’5" × 6’5" (2.88m × 1.97m)

The entrance hall has stained-glass windows, tiled flooring, carpeted stairs, a vertical column radiator and a single door with stained-glass inserts providing access into the accommodation.

Living Room

13’2" × 11’10" (4.03m × 3.63m)

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring, a column radiator, an open fireplace with a decorative surround and tiled hearth and coving.

Dining Room

12’10" × 11’10" (3.93m × 3.63m)

The dining room has tiled flooring with underfloor heating, a recessed chimney breast alcove and UPVC double French doors providing access out to the garden.

Kitchen

12’10" × 15’5" (3.93m × 4.70m)

The kitchen has a range of fitted base units with marble worktops and a tiled splashback, fitted full length units, a Range cooker, an American style fridge-freezer, an integrated dishwasher, an undermount sink with a swan neck mixer tap and draining grooves, tiled flooring with underfloor heating, a roof light and a UPVC double-glazed window to the rear elevation.

Utility Room/WC

7’6" × 12’4" (2.31m × 3.76m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, tiled flooring, a radiator, an extractor fan, space and plumbing for a washing machine and tumble dryer, recessed spotlights and a UPVC double-glazed window to the front elevation.

Sitting Room

7’7" × 12’0" (2.32m × 3.67m)

The sitting room has a UPVC double-glazed window to the rear elevation, wooden herringbone style flooring and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

3’6" × 7’9" (1.07m × 2.37m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Bedroom Two

12’5" × 11’11" (3.80m × 3.64m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a column radiator and an original fireplace.

Bedroom Three

11’11" × 11’11" (3.64m × 3.64m)

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

Bedroom Four

6’5" × 6’8" (1.96m × 2.04m)

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

Bathroom

8’11" × 6’3" (2.72m × 1.93m)

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding roll top double-ended bathtub, a fitted shower enclosure with a mains-fed over the head rainfall shower and tiled walls, tiled flooring, a column radiator with a towel rail, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Master Bedroom

14’11" × 19’8" (4.57m × 6.00m)

The main bedroom has a UPVC double-glazed window to the rear elevation, painted wooden floorboards, a column radiator, fitted wardrobes, recessed spotlights and a access into the en-suite.

En-Suite

9’9" × 3’10" (2.99m × 1.19m)

The en-suite has a low level flush W/C, a console wash basin, a walk in shower enclosure with a mains-fed over the head rainfall shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway for one vehicle and a garden with a mature tree.

Rear

To the rear is a private garden with a decorative stone seating area, a lawn, mature trees, a shed and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

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

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

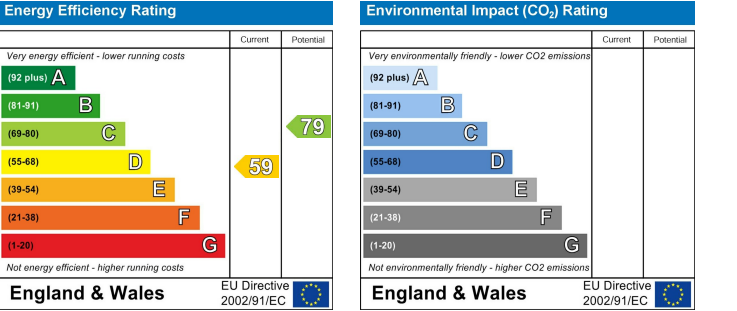
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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