

HoldenCopley

PREPARE TO BE MOVED

Moore Road, Mapperley, Nottinghamshire NG3 6EJ

Offers In The Region Of

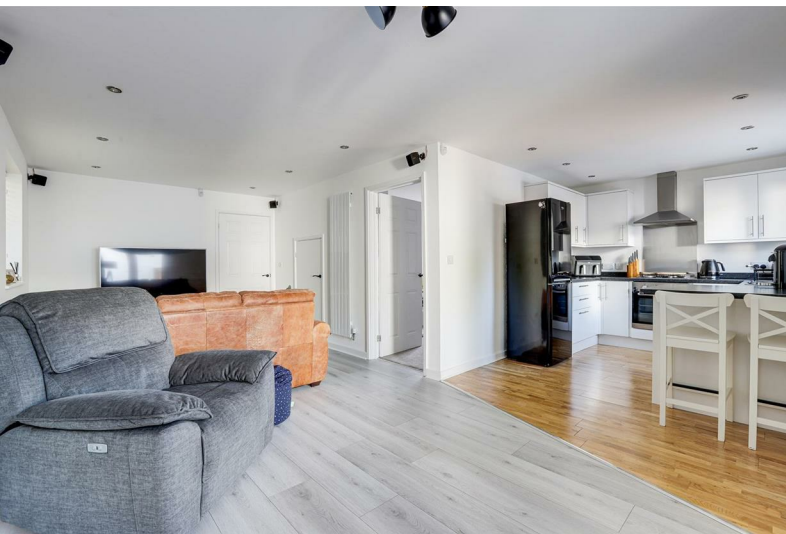
Moore Road, Mapperley, Nottinghamshire NG3 6EJ



WELL-PRESENTED DETACHED HOUSE...

Introducing a charming and well-presented three-bedroom detached house that epitomises versatile accommodation, ideal for those seeking a comfortable and contemporary living experience. As you step into this delightful abode, you are greeted by an inviting entrance hall, setting the tone for the impeccable design that awaits you. The heart of the home resides on the ground floor, where you'll discover a spacious modern lounge/kitchen/diner. This open-plan living space is perfect for both everyday living and entertaining guests, with its seamless flow and abundance of natural light. Adjacent to this, there's a versatile reception/playroom, offering endless possibilities for your family's needs. The third bedroom provides flexibility for those who require an ground floor bedroom or a dedicated workspace. The ground floor is completed by a stylish three-piece bathroom suite, exuding contemporary elegance and ensuring your daily routines are a pleasure. Venture upstairs to the first floor, where you'll find two generously proportioned bedrooms, including an en-suite to the master bedroom, adding a touch of luxury to your daily routine. Outdoor living is equally delightful, with low-maintenance front and rear gardens offering tranquil spaces to relax and unwind. The property also boasts a driveway and garage to the rear, providing secure parking and additional storage options. Nestled in the highly sought-after Mapperley locale, it sits within arm's reach of Mapperley Top, a bustling hub teeming with a diverse array of shops, dining options and excellent bus links to the City Centre. Moreover, it falls within the catchment area of outstanding schools, adding to its allure.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Modern Lounge/Kitchen/Diner
- Play Room
- Stylish Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Driveway & Garage
- Private Enclosed Low-Maintenance Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'8" x 6'5" (max) (2.05m x 1.97m (max))
The entrance hall has laminate flooring, carpeted stairs and a single composite door providing access

Lounge/Kitchen/Diner

20'9" x 20'7" (max) (6.35m x 6.28m (max))
The lounge/diner has laminate flooring, a TV point, an in-built storage cupboard, a radiator, recessed spotlights, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the rear garden. 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 oven, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, laminate flooring, recessed spotlights and a UPVC double glazed window to the rear elevation

Cupboard

4'7" x 2'9" (1.40m x 0.86m)

Reception/Play Room

10'3" x 9'6" (max) (3.14m x 2.90m (max))
The reception/play room has carpeted flooring, a vertical radiator and a UPVC double glazed window to the side elevation

Bedroom Three

8'11" x 7'1" (2.73m x 2.16m)
The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

6'7" x 6'4" (2.03m x 1.95m)
The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with a waterfall-style and hand-held shower fixture, a shower screen, a chrome heated towel rail, a wall-mounted boiler, laminate flooring, tiled walls and a UPVC double glazed obscure window to the front elevation

FIRST FLOOR

Landing

4'5" x 2'9" (1.35m x 0.86m)
The landing has carpeted flooring, an in-built storage cupboard, a Velux window and provides access to the first floor accommodation

Cupboard

5'10" x 2'8" (1.78m x 0.82m)

Bedroom One

18'6" x 10'2" (max) (5.66m x 3.10m (max))
The main bedroom has carpeted flooring, a vertical radiator, access to the en-suite and two UPVC double glazed windows to the front and side elevations

En-Suite

6'2" x 4'1" (1.90m x 1.26m)
The en-suite has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with an electric shower fixture, a chrome heated towel rail, laminate flooring and tiled walls

Bedroom Two

18'6" x 7'1" (max) (5.66m x 2.18m (max))
The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a low-maintenance brick-walled garden

Rear

To the rear of the property is a low-maintenance private enclosed garden with a decked area, a stone pebbled area, an EV charging point and a driveway and garage providing ample off-road parking

Garage

18'3" x 9'2" (5.58m x 2.80m)
The garage provides ample storage space, a single door to the side elevation and an up-and-over door to the front elevation providing access

DISCLAIMER

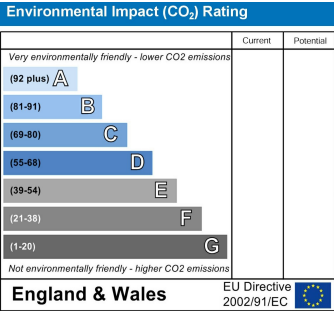
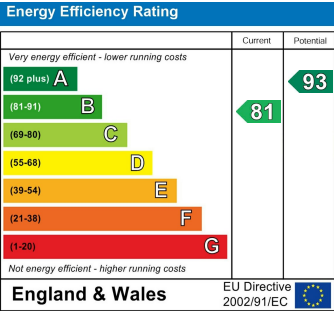
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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