

HoldenCopley

PREPARE TO BE MOVED

Shirley Road, Mapperley Park, Nottinghamshire NG3 5DA

Asking Price £500,000

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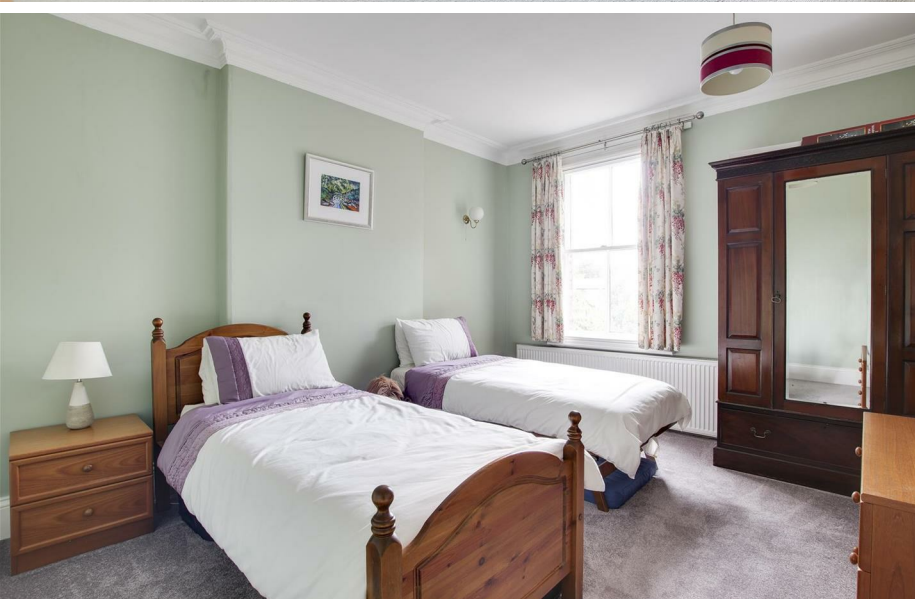


FOREVER FAMILY HOME...

This substantial three storey detached home offers the winning combination of both new and characteristic features throughout whilst boasting an abundance of space and ample storage, perfect for any growing family looking for their forever home! Situated in a sought after location within reach of various local amenities, such as shops, eateries, great schools and easy access into Nottingham City Centre together with the Universities and the City Hospital. To the ground floor is an entrance hall providing access to the cellar benefiting from three separate spaces and additional storage, two reception rooms, a W/C and a stylish open plan kitchen/diner. The first floor carries three good sized bedrooms serviced by a three piece bathroom suite and a shower room with the additional two bedrooms to the second floor. Outside to the front of the property is a large block paved driveway providing ample off road parking and to the rear is an extensive private enclosed garden - perfect for entertaining!

MUST BE VIEWED





- Semi Detached House
- Five Bedrooms
- Two Reception Rooms
- Stylish Modern Fitted Kitchen/Diner
- Two Bathroom Suites
- Original Features
- Off Street Parking
- Sought After Location
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6*2" x 28*10" (1.9 x 8.8)

The entrance hall has original Minton tiles, a radiator, coving to the ceiling and a wooden door with a double glazed stained glass panel providing access to the accommodation

Living Room

17*8" x 17*8" (5.4 x 5.4)

The living room has carpeted flooring, a radiator, coving to the ceiling, an inset feature fireplace with an original cast iron surround and a tiled hearth, a TV point and a secondary double glazed bay window to the front elevation

Family Room

15*8" x 14*9" (4.8 x 4.5)

The family room has carpeted flooring, coving to the ceiling, a radiator, a TV point, a fireplace with wooden surround, inset decorative tiles and coal effect gas fire and a secondary double glazed window to the rear and side elevation

WC

4*11" x 3*11" (1.5 x 1.2)

This space has tiled flooring, a single flush WC, a pedestal hand basin and a secondary double glazed window to the side elevation

Kitchen/Diner

9*6" x 21*11" (2.9 x 6.7)

The kitchen/diner has tiled flooring, a range of wall and base fitted units, an integrated double oven, an integrated dishwasher, an integrated fridge and freezer, a sink and a half with mixer taps and drainer, a four ring induction hob and extractor hood, a radiator, an island, an exposed brick feature wall, space for a dining table, two UPVC double glazed windows to the side elevation, one UPVC double glazed window to the rear elevation, double French doors leading to the rear garden and recessed lighting

CELLAR

Room One

10*9" x 6*6" (3.3 x 2.0)

The first room has concrete flooring and exposed brick walls

Room Two

9*10" x 6*10" (3.0 x 2.1)

The second room has concrete flooring and exposed brick walls

Room Three

6*2" x 10*9" (1.9 x 3.3)

The third room has concrete flooring and exposed brick walls

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation

Bedroom One

13*1" x 18*4" (4.0 x 5.6)

The first bedroom has carpeted flooring, a radiator, coving to the ceiling, a range of fitted wardrobes, a fitted chest of drawers and a dressing table, a TV point and two secondary double glazed windows to the front elevation

Bedroom Two

11*1" x 14*1" (3.4 x 4.3)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, a TV point and a secondary double glazed window to the rear elevation

Bedroom Three

11*5" x 13*9" (3.5 x 4.2)

The third bedroom has carpeted flooring, coving to the ceiling, a dado rail, a radiator, a TV point and a secondary double glazed window to the side elevation

Bathroom One

4*3" x 7*6" (1.3 x 2.3)

The first bathroom has tiled flooring, partially tiled walls, a dual flush low level WC, a wall mounted wash basin, fitted shelving with space for a tumble dryer and washing machine, a fitted corner shower with a mains fed shower over and chrome fixtures, a chrome heated towel rail, recessed lighting and a UPVC double glazed obscure window to the side elevation

Bathroom Two

7*2" x 8*2" (2.2 x 2.5)

The second bathroom has tiled flooring, partially tiled walls, a single flush low level WC, a towel rail, a pedestal wash basin, a fitted bath with a shower over and enclosure, a wall mounted boiler and a secondary double glazed obscure window to the side elevation

SECOND FLOOR

Landing

The landing has carpeted flooring, a Velux roof window and provides access to the second floor accommodation

Bedroom Four

10*2" x 18*4" (3.1 x 5.6)

The fourth bedroom has carpeted flooring, a radiator, two Velux roof windows, an original feature fireplace, a TV point and two secondary double glazed windows, one to the front elevation and one to the side elevation

Bedroom Five

11*1" x 11*5" (3.4 x 3.5)

The fifth bedroom is currently being used as a home gym, it has carpeted flooring, an original feature fireplace, a TV point and a secondary double glazed window to the side elevation

OUTSIDE

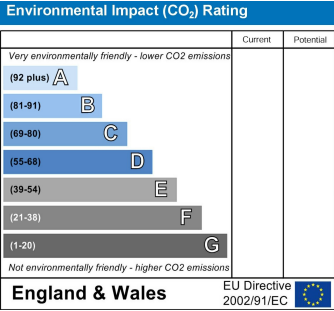
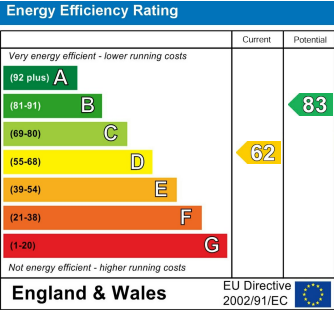
Front

To the front of the property there is a block paved driveway providing ample off road parking, a range of plants, mature trees and flowers, hedge trim and a secure iron gate to the side of the property

Rear

To the rear of the property there is a picturesque private enclosed garden with a paved patio, a collection of vibrant plants, flowers and mature trees, a lawn, an external electricity point, an outdoor tap, access to a single garage benefiting from power and lighting, brick and fence panelling surrounding the boundary

DISCLAIMER



Shirley Road, Mapperley Park, Nottinghamshire NG3 5DA



Approx. Gross Internal Area of the Ground floor:
754.87 Sq Ft - 70.13 Sq M
Approx. Gross Internal Area of the Entire Property:
2158.27 Sq Ft - 200.51 Sq M

Approx. Gross Internal Area of the 2nd floor:
392.13 Sq Ft - 36.43 Sq M
Approx. Gross Internal Area of the Entire Property:
2158.27 Sq Ft - 200.51 Sq M



Approx. Gross Internal Area of the B1:
222.49 Sq Ft - 20.67 Sq M
Approx. Gross Internal Area of the Entire Property:
2158.27 Sq Ft - 200.51 Sq M

Approx. Gross Internal Area of the 1st floor:
788.78 Sq Ft - 73.28 Sq M
Approx. Gross Internal Area of the Entire Property:
2158.27 Sq Ft - 200.51 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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