



Halford Avenue
Mapperley, Nottingham NG3 5TG

IMMACULATE THREE-BEDROOM
TERRACED HOME – HALFORD AVENUE,
NG3

£270,000 Freehold



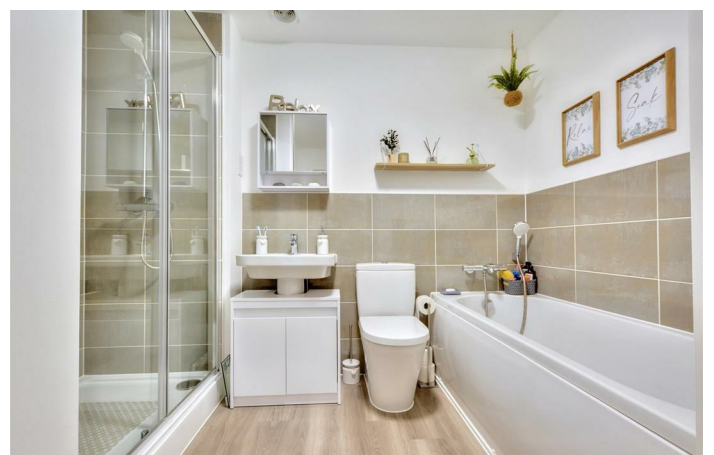
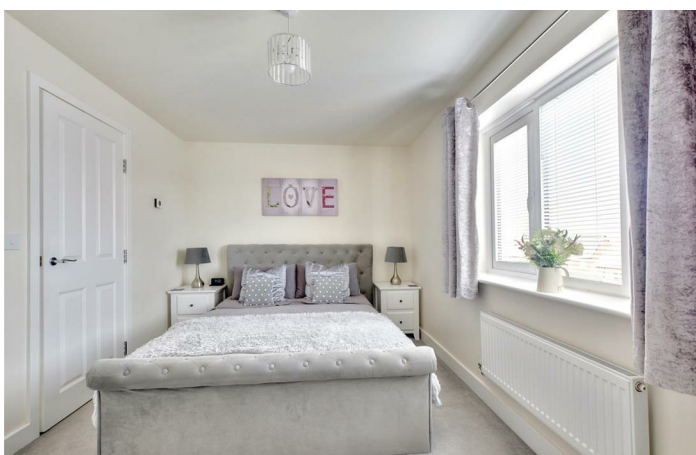
Situated in a quiet, modern development on Halford Avenue, NG3, this beautifully presented three-bedroom terraced home is just three years old and still benefits from a New Homes Guarantee with 7 years remaining - offering stylish, low-maintenance living in a prime location.

The ground floor features a spacious forward-facing lounge with an adjoining WC. To the rear, a bright open-plan kitchen/diner includes integrated appliances and French doors that open onto a landscaped rear garden—ideal for entertaining or relaxing.

Upstairs, the home offers two generous double bedrooms, a well-sized single bedroom, and a modern family bathroom. Immaculately decorated throughout by its sole owner, this home is truly move-in ready.

The location offers the perfect balance of suburban comfort and city convenience. Just a short drive or bus ride away are the vibrant high streets of Mapperley Top and Arnold, both packed with independent shops, cafés, pubs, restaurants, and supermarkets. Families will appreciate the choice of well-regarded local schools, while nature lovers will enjoy nearby access to open countryside and green spaces for walking and outdoor leisure.

With excellent transport links into Nottingham city centre and beyond, this is an ideal home for first-time buyers, young families, or investors seeking quality, convenience, and lifestyle.



Entrance Hallway

Modern composite entrance door to the front elevation leading into the entrance hallway comprising LVT flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, door leading through to the lounge.

Lounge

UPVC double glazed window to the front elevation, carpeted flooring, two wall mounted radiators, media plate with built in HDMI cable, under stairs storage cupboard providing useful additional storage space, TV point, door leading through to rear hallway.

Rear Hallway

LVT flooring, doors leading off to:

Downstairs WC

3'8" x 4'11" approx (1.12 x 1.5 approx)

LVT flooring, wall mounted radiator, wash hand basin with mixer tap, tiled splashbacks, WC,

Kitchen Diner

15'2" x 11'6" approx (4.64 x 3.51 approx)

A range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, integrated oven with integrated induction hob over and extractor hood above, integrated microwave, integrated slimline dishwasher, space and point for freestanding fridge freezer, wall mounted radiator, LVT flooring, ample space for dining table, UPVC double glazed French doors leading to the landscaped enclosed rear garden.

First Floor Landing

Carpeted flooring, access to the loft, built-in storage cupboard, doors leading off to:

Bedroom One

8'11" x 13'4" (2.73 x 4.08)

UPVC double glazed window to the rear elevation, carpeted flooring, TV point, built-in wardrobes, wall mounted radiator.

Bedroom Two

10'4" x 7'11" approx (3.16 x 2.43 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Three

UPVC double glazed window to the front elevation, carpeted flooring, built-in wardrobe, wall mounted radiator.

Family Bathroom

9'4" x 8'5" approx (2.85 x 2.58 approx)

Modern four piece suite comprising panelled bath with mixer shower attachment over, WC, vanity wash hand basin with mixer tap, shower enclosure with mains fed shower over, tiled splashbacks, LVT flooring, extractor fan, wall mounted radiator.

Outside

Front of Property

To the front of the property there is a front garden with a range of plants and shrubbery planted to the borders, pathway leading to the front entrance door, outdoor lighting, off road parking for two cars.

Rear of Property

To the rear of the property there is a landscaped enclosed rear garden with paved patio area, pathway leading to the secure gate to the rear, lawned area, decked area to the rear providing additional seating area, flowerbeds with a range of plants and shrubbery planted throughout, fencing to the boundaries, outdoor lighting.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Grain.

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

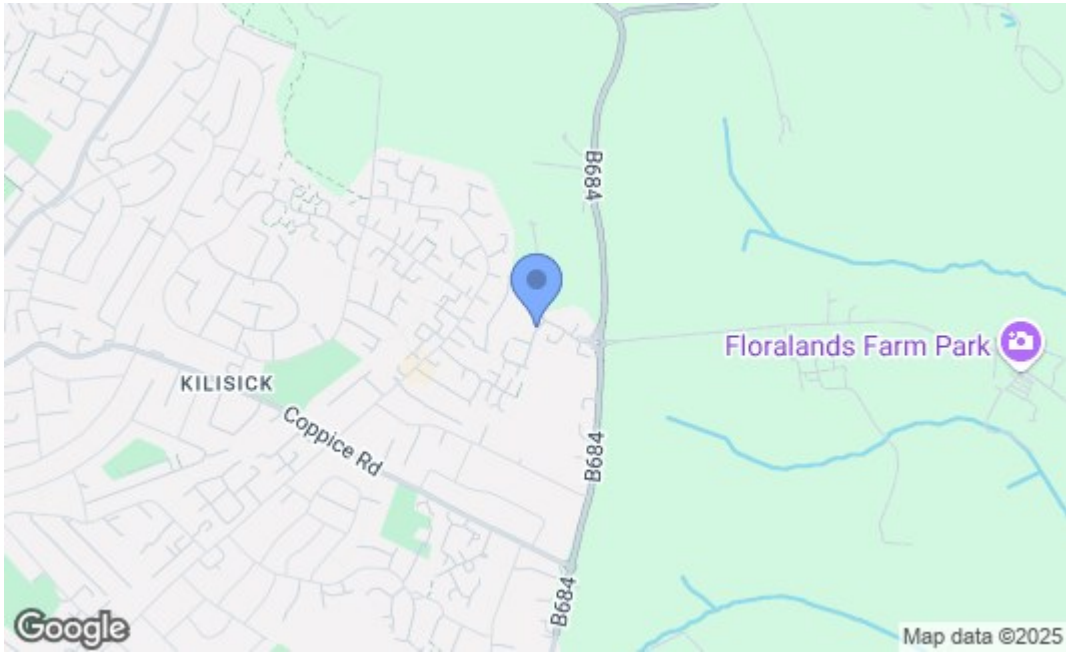
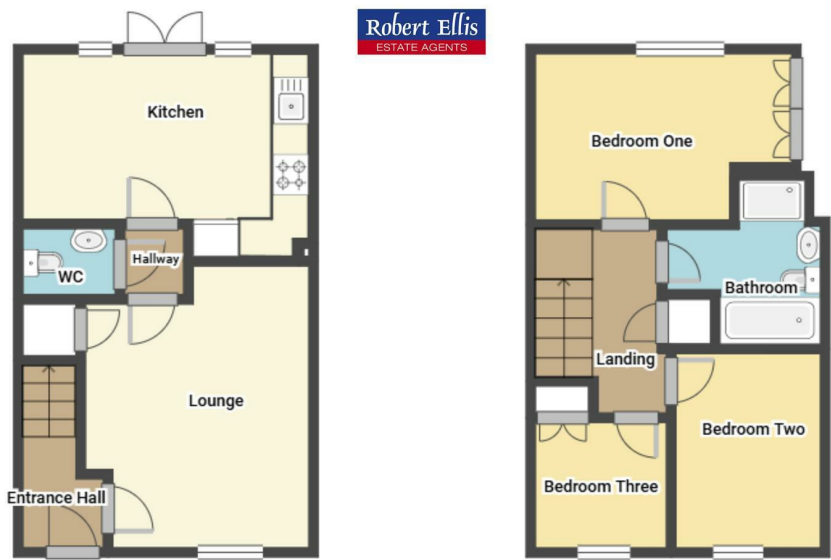
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.