



**Grover Avenue  
Mapperley, Nottingham NG3 6DJ**

**Guide Price £315,000 Freehold**

A WELL PRESENTED THREE BEDROOM  
SEMI DETACHED HOME FOR SALE !





**\*\*GUIDE PRICE: £315,000 - £335,000!\*\***

**Stylish and Characterful Three-Bedroom Home in a Peaceful Setting!**

Set at the end of a tranquil cul-de-sac in one of the area's most desirable spots, this beautifully updated semi-detached property offers a wonderful mix of warmth, style, and practicality. With three bedrooms and a thoughtfully designed layout, it's the perfect choice for families or professionals looking for a home that feels both welcoming and refined.

Step inside to discover a bright and airy interior brimming with personality. The entrance leads to a spacious lounge filled with natural light, while the heart of the home lies in the open-plan kitchen and dining space — ideal for everyday living or hosting. A cosy additional sitting area sits under a striking skylight feature, adding a modern touch and creating an inviting space to relax. There's also a useful ground-floor WC/utility for added convenience.

Upstairs, you'll find two well-proportioned double bedrooms, a third bedroom ideal as a guest room or home office, a sleek, modern shower room, and a separate WC.

Outside, the home continues to impress. A private driveway offers off-road parking, and the rear garden provides a secluded outdoor retreat with a raised decking area for alfresco dining or weekend lounging. A handy garden shed provides extra storage space.

Perfectly placed within easy reach of Mapperley's vibrant high street, scenic parks, and a range of excellent schools and transport links, this charming property offers a balanced lifestyle in a sought-after location.





### Entrance Porch

4'3" x 4'7" approx (1.3 x 1.4 approx)

UPVC double glazed French doors lead into the entrance porch comprising recessed door mat, glazed storage cupboard useful for coats, additional storage cupboard, wooden door with stained-glass leading into the entrance hallway.

### Entrance Hallway

9'3" x 5'10" approx (2.83 x 1.78 approx)

Wooden flooring, wall mounted column radiator, dado rail, built in storage cupboard, carpeted staircase leading to the first floor landing, doors leading off to:

### Living Room

10'1" x 16'2" approx (3.08 x 4.95 approx)

UPVC double glazed bay window to the front elevation, herringbone style flooring, picture rail, feature panelled wall, feature traditional open fireplace with white wooden surround and tiled hearth.

### Kitchen Diner

23'2" x 10'10" approx (7.08 x 3.32 approx)

A range of matching wall and base units with worksurfaces over incorporating an inset sink with swan neck mixer tap over, space for range cooker with extractor hood over, integrated fridge freezer, tiled splashbacks, recessed spotlights, plinth lighting, ample space for dining table and additional seating, door leading to the utility room, UPVC double glazed windows to both the side and rear elevations, UPVC double glazed French doors leading to the rear garden, sky lantern providing ample natural daylight, combination flooring of wooden and herringbone-style.

### Utility & W/C

6'5" x 6'7" approx (1.97 x 2.01 approx)

Low level flush WC, pedestal wash hand basin, tiled splashbacks, wall mounted radiator, a range of wall and base units with worksurfaces over, space and plumbing for automatic washing machine, space and plumbing for tumble dryer, wall mounted boiler, single glazed window to the side elevation.

### First Floor Landing

2'10" x 12'2" approx (0.88 x 3.72 approx)

UPVC double glazed window to the side elevation, carpeted flooring, panelling to the walls, wall mounted column radiator, access to the loft, doors leading off to:

### Bedroom One

10'0" x 14'7" approx (3.07 x 4.47 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted column radiator, picture rail, original open fireplace, built-in wardrobes providing ample additional storage space.

### Bedroom Two

9'1" x 10'11" approx (2.78 x 3.35 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, picture rail, wall mounted column radiator.

### Bedroom Three

6'11" x 8'0" approx (2.11 x 2.46 approx)

UPVC double glazed window to the rear elevation, wooden flooring, wall mounted column radiator.

### W/C

2'7" x 4'7" approx (0.79 x 1.42 approx)

Low level flush WC, wall mounted wash hand basin, panelling to the walls, coving to the ceiling, wooden flooring, UOVC double glazed window to the side elevation.

### Shower Room

5'9" x 4'7" approx (1.77 x 1.41 approx)

UPVC double glazed window to the front elevation, vanity wash hand basin with storage below, walk-in shower enclosure with mains fed rainwater shower above, extractor fan, chrome heated towel rail, tiled splashbacks, extractor fan, tiling to the floor, chrome heated towel rail, recessed spotlights to the ceiling.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, garden laid to lawn, raised planters, lawned area, hedging to the boundaries providing privacy to the front garden.

#### Rear of Property

To the rear of the property there is a private enclosed rear garden with decked area, further lawned area, external lighting, outdoor water tap, a range of plants and shrubbery planted to the borders, shed, fenced boundaries.

### 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, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

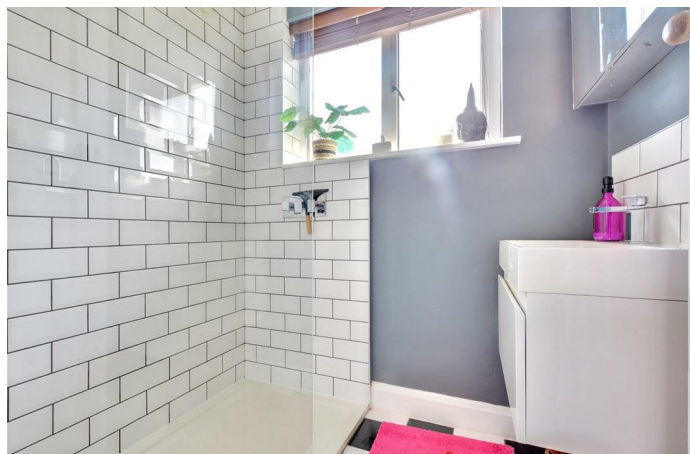
Flood Risk: No flooding in the past 5 years

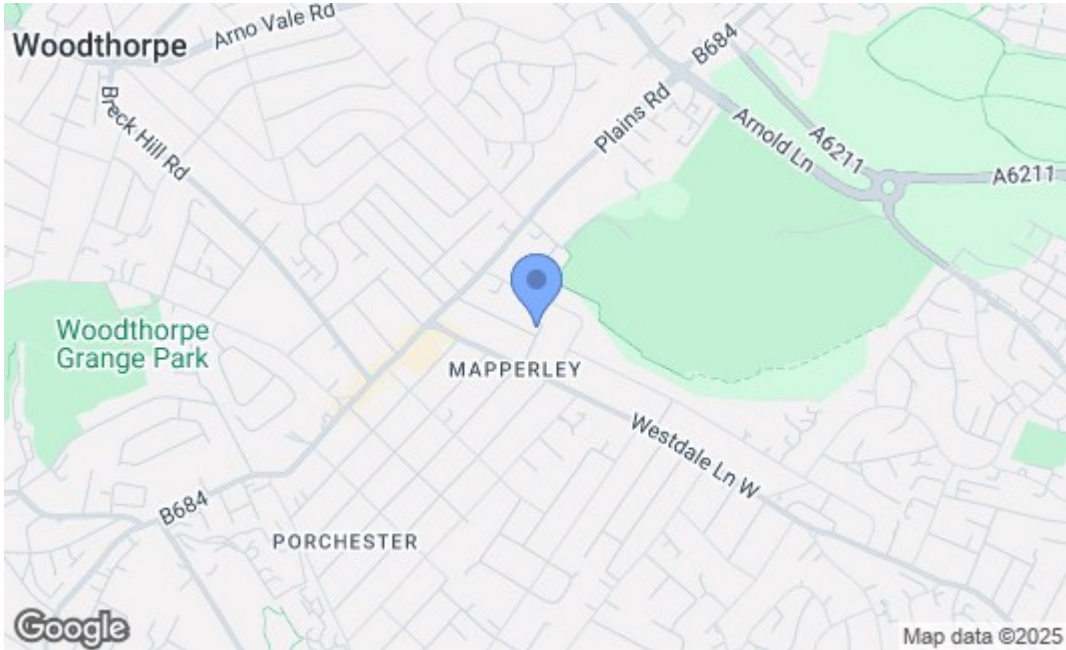
Flood Defences: No

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		
(81-91) B		
(69-80) C		74
(55-68) D	54	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.