



**Clovelly Drive
Mapperley, Nottingham NG3 5NJ**

Offers In The Region Of £450,000 Freehold

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Set within a quiet cul-de-sac in the highly regarded area of Mapperley, this four-bedroom detached home offers generous space, modern finishes and a layout that works perfectly for family life. With local amenities close by, well-regarded schools, excellent transport links and the open green spaces of just a short distance away, the location is as appealing as the property itself.

To the front, a driveway provides off-road parking for two vehicles and leads to the garage, which incorporates a practical utility area. The frontage is neat and well maintained, giving the home strong kerb appeal from the outset.

Inside, the ground floor has been thoughtfully arranged with modern living in mind. The kitchen sits at the heart of the home, finished in a sleek, contemporary style and offering plenty of space for both everyday use and entertaining. To the rear, the extended reception room creates a fantastic main living area, enhanced by wide sliding patio doors and Velux windows that allow natural light to pour in, giving the space a bright and open feel. Just off the reception room is a useful study area along with a ground floor W/C, ideal for busy households.

Upstairs, there are four double bedrooms, three of which benefit from fitted wardrobes. The main bedroom features its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

The property also benefits from underfloor heating throughout the entire ground floor, operated via a Nest system. In addition, electric underfloor heating has been installed in the utility/garage area and the external office space, adding comfort and practicality.

The rear garden has been designed to be enjoyed, offering a patio seating area with a sunken hot tub, a lawn bordered by established plants and shrubs, and access to a versatile detached home office.

Do not miss out on this home! Call us today to arrange your viewing.



Kitchen

10'3 x 12'07 approx (3.12m x 3.84m approx)

Composite entrance door to the front elevation, UPVC double glazed window to the front elevation, LVT flooring with underfloor heating, a range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck mixer tap over, integrated fridge freezer, integrated freezer, integrated dishwasher, integrated electric oven with four ring gas hob over and extractor hood above, integrated waste bin, breakfast bar, tiled splashbacks, recessed spotlights to the ceiling.

Inner Hallway

Continuation of the LVT flooring, carpeted staircase leading to the first floor landing, doors leading off to:

Downstairs WC

3'19 x 4'98 approx (0.91m x 1.22m approx)

Continuation of the LVT flooring, tiling to the walls, WC, UPVC double glazed window to the side elevation, brushed brass heated towel rail, handwash basin with brushed brass mixer tap over.

Open Plan Lounge Diner

18'79 x 19'77 approx (5.49m x 5.79m approx)

Continuation of the LVT flooring with underfloor heating, spacious storage cupboard, double glazed window to the side elevation, aluminium double glazed sliding doors leading out to the rear garden providing ideal indoor outdoor living, three Velux windows.

Garage/Utility

8'23 x 14'57 approx (2.44m x 4.27m approx)

Electric up and over door to the front elevation, electric underfloor heating, wall mounted radiator, power and lighting, base units with worksurface over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, composite door to the side elevation, tiled splashbacks, wall mounted boiler.

First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, two wall mounted radiators, glass balustrades, storage cupboard, access to the loft, doors leading off to:

Bedroom One

12'33 x 10'65 approx (3.66m x 3.05m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes, carpeted flooring, door leading through to en-suite.

En-Suite

3'45 x 9'23 approx (0.91m x 2.74m approx)

Vinyl flooring, UPVC double glazed window to the side elevation, WC, tiled splashbacks, heated towel rail, wash hand basin with mixer tap, walk-in shower enclosure with mains fed shower over, recessed spotlights to the ceiling, extractor fan.



Bedroom Two

9'24 x 11'54 approx (2.74m x 3.35m approx)

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

Bedroom Three

9'85 x 8'02 approx (2.74m x 2.49m approx)

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

Bedroom Four

6'62 x 10'86 approx (1.83m x 3.05m approx)

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

Family Bathroom

6'15 x 9'64 approx (1.83m x 2.74m approx)

Vinyl flooring, UPVC double glazed window to the side elevation, tiled splashbacks, heated towel rail, recessed spotlights to the ceiling, shower cubicle with mains fed shower over, handwash basin with mixer tap, WC, bath with mixer tap.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio incorporating a sunken integrated hot tub, lawned area with pathway leading to the office and shed, fencing to the boundaries, access to the front of the property

Office

UPVC double glazed entrance door, UPVC double glazed window, underfloor heating, light and power.

Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage.

Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 4mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

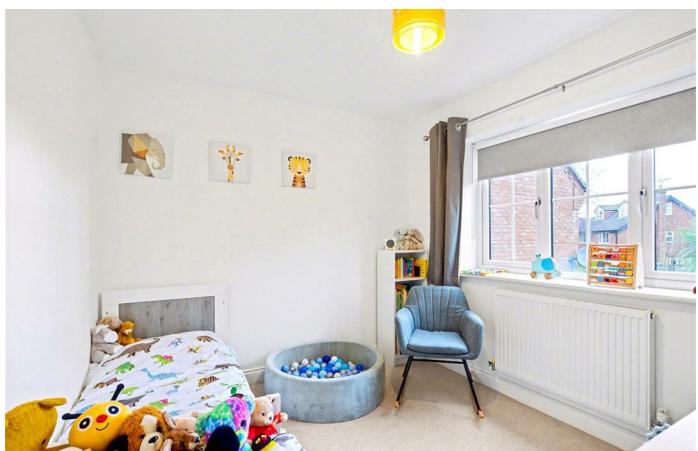
Flood Risk: No flooding in the past 5 years

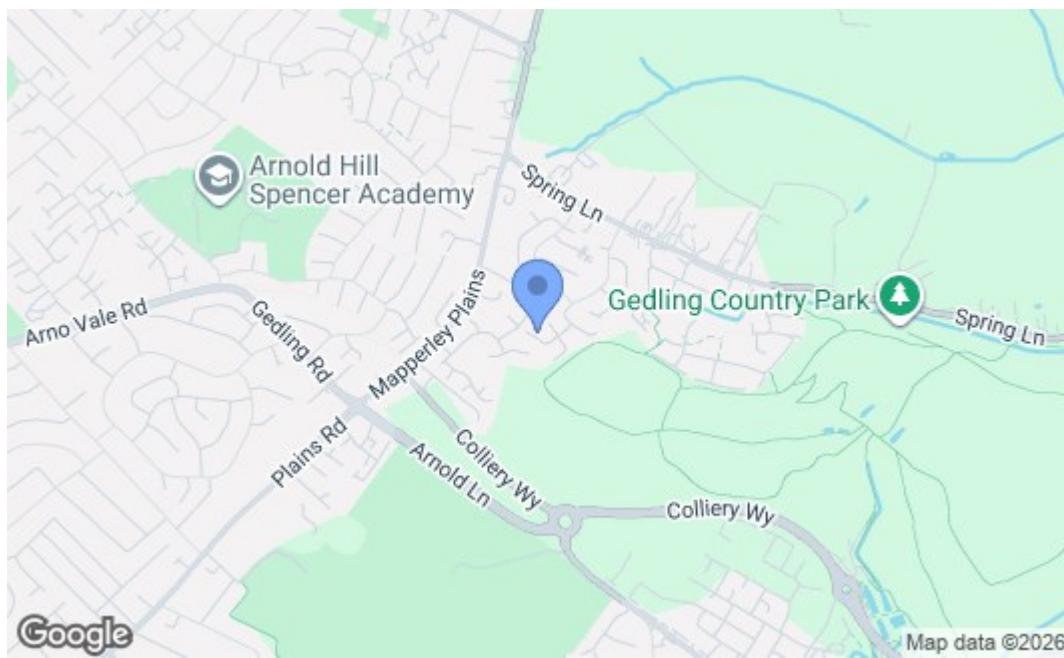
Flood Defences: No

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		
(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.