



Northcliffe Avenue
Mapperley, Nottingham NG3 6DA

A FOUR BEDROOM, THREE STOREY
DETACHED HOME SITUATED IN
MAPPERLEY, NOTTINGHAM.

Asking Price £375,000 Freehold



**** UNIQUE OPPORTUNITY ** IDEAL FAMILY HOME ** SELLING WITH NO UPWARD CHAIN ****

Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE FOUR BEDROOM, THREE STOREY, DETACHED FAMILY HOME situated in the HEART of MAPPERLEY, NOTTINGHAM.

The property has been finished to a HIGH SPECIFICATION throughout, allowing prospective buyers to move in with ease. As it is spread across three floors, it is a versatile home that can be adapted to individual needs.

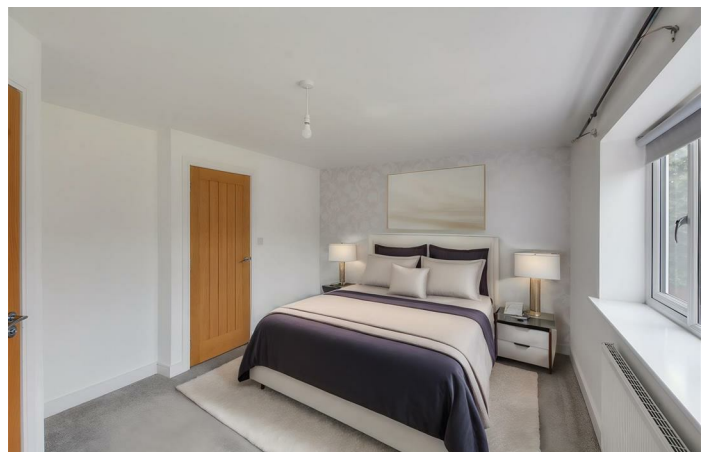
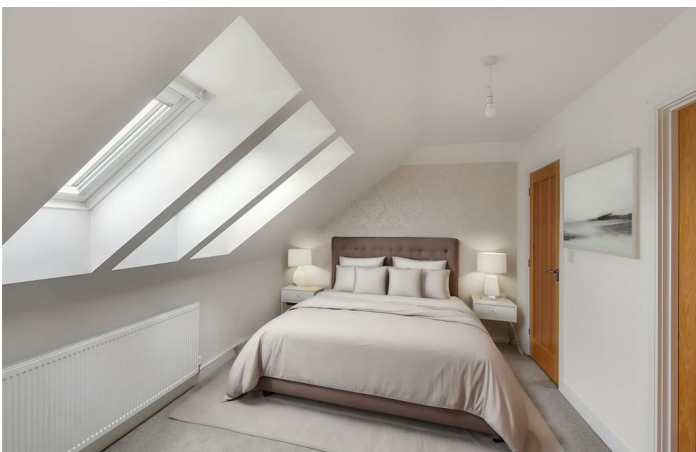
Being situated in Mapperley, the property is within easy reach of the shopping facilities provided by both the "Mapperley Top" shopping parade and the Arnold town centre which includes Sainsbury's and Asda stores as well as independent shops, there are several local pubs and restaurants close to hand, healthcare and sports facilities including Nuffield Gym and Mapperley Golf Club situated next to the development. Also, it is conveniently located close to Nottingham city centre for the Nottingham High Schools together with highly regarded local schooling.

Upon entry, you are welcomed into the hallway which leads through to the downstairs WC, kitchen diner with fitted units and appliances, lounge with under stair storage and bi-fold doors opening onto the enclosed rear garden with patio area, laid to lawn and flower beds.

Stairs lead to landing, second double bedroom with sliding door wardrobes and shower room en suite, third double bedroom with storage cupboard, fourth bedroom and family bathroom featuring a four piece suite.

Stairs lead to second landing, first double bedroom with shower room en suite and dressing area.

The front of the home offers a block paved driveway for at least two cars. A viewing is HIGHLY RECOMMENDED to appreciate the QUALITY, SIZE and FINISH of this BEAUTIFUL HOME, selling with NO UPWARD CHAIN - Contact the office to arrange your viewing now!



Entrance Hallway

13'7" x 7'4" approx (4.15 x 2.24 approx)

UPVC double glazed opaque composite front door. UPVC double glazed opaque window. Wall mounted radiator. Internal doors leading to the Lounge, Kitchen Diner and Ground Floor WC

Lounge

14'5" x 17'5" approx (4.41 x 5.33 approx)

UPVC double glazed bi-doors opening out to the enclosed rear garden. Carpeted flooring. Wall mounted double radiator. Built-in under the stairs storage cupboard (0.81 x 1.03 m approx.)

Kitcher Diner

16'6" x 9'7" approx (5.05 x 2.93 approx)

UPVC double glazed window. Range of fitted wall, base and drawer units incorporating lighting and worksurfaces over. Inset double sink with swan neck dual heat tap above. Integrated Neff oven. Neff 4 ring gas hob with extractor unit above. Integrated fridge and freezer. Integrated dishwasher. Integrated washer dryer. Ample space for dining table

Ground Floor WC

6'7" x 3'2" approx (2.01 x 0.97 approx)

Tiled flooring. Partially tiled walls. Wall mounted radiator. Corner sink with dual heat tap. WC

First Floor Landing

9'7" x 7'6" approx (2.93 x 2.31 approx)

Carpeted flooring. Internal doors leading into Bedrooms 2, 3, 4 and Family Bathroom

Bedroom 2

14'11" x 10'10" approx (4.56 x 3.31 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Built-in sliding door wardrobes with railing and shelving (0.74 x 1.71 m approx.) Internal door leading to En-Suite

En-Suite

5'8" x 5'4" approx (1.74 x 1.65 approx)

UPVC double glazed opaque window. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Walk-in corner electric shower. Sink with dual heat tap. WC

Bedroom 3

9'8" x 13'10" approx (2.97 x 4.23 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard housing boiler (0.73 x 0.85 m approx.)

Bedroom 4

7'5" x 7'6" approx (2.28 x 2.29 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator

Family Bathroom

9'7" x 5'6" approx (2.93 x 1.69 approx)

UPVC double glazed opaque window. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Bath with dual heat tap. Walk-in shower enclosure with overhead shower head. Sink with dual heat tap. WC

Second Floor Landing

4'1" x 15'5" approx (1.26 x 4.71 approx)

UPVC double glazed opaque window. Carpeted flooring. Internal door leading into Bedroom 1

Bedroom 1

13'1" x 10'2" approx (4 x 3.11 approx)

UPVC double glazed Velux windows with fitted blinds. Carpeted flooring. Wall mounted radiator. Internal door leading to En-Suite

En-Suite

4'7" x 6'11" approx (1.41 x 2.13 approx)

UPVC double glazed opaque window. Tiled flooring. Partially tiled walls. Wall mounted towel radiator. Walk-in corner electric shower. Sink with dual heat tap. WC

Dressing Room

4'8" x 5'10" approx (1.43 x 1.78 approx)

Carpeted flooring. Fitted rail. Access into eaves for further storage

Front of Property

To the front of the property there is a driveway providing off the road parking, stoned edges with fencing surrounding

Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area with steps leading to the laid to lawn with stoned edges and flowerbeds and shrubbery. Space for shed. Fencing surrounding

Agents Notes: Additional Information

Council Tax Band: D

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

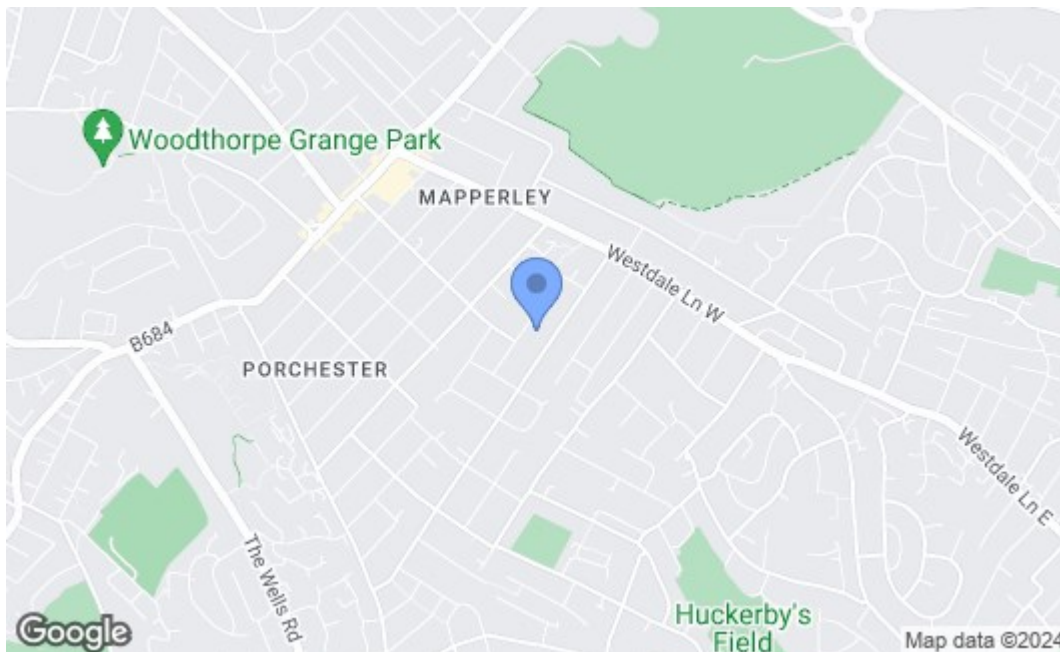
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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 (CO₂) 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.