



HALLAM ROAD | NOTTINGHAM | NG3 6HR

BuckleyBrown
ESTATE AGENTS

THERE'S NO PLACE LIKE HOME!.. Proudly presenting this incredible three-bedroom detached family home to the market! Positioned on a terrific plot within the popular area of Mapperley, this well-presented family property offers a spacious, welcoming and beautifully presented internal layout that will instantly make you feel at home. Providing easy access to local shops, amenities and Nottingham City Centre, this property is an absolute gem that provides both convenience and comfort for families to enjoy. Let's take a look inside..

The ground floor instantly welcomes you into the fabulous dining room where you will love hosting family dinners, and boasts a lovely set of double doors that allow a wealth of natural light to fill the space wonderfully. Step into the kitchen where you'll find a fantastic range of shaker style units, along with space for all essential appliances, and ample preparation space for cooking up tasty meals. The living room is equally impressive and presents a wonderful setting for relaxing, with plenty of space for furnishings and homely touches. The property also benefits from a handy cellar with power and lighting, providing you with an excellent and versatile space that can be utilised for both storage or as an additional reception room.

The first floor reveals two impressive double bedrooms, both of which offer plenty of space and flexibility to add your own stamp. The family bathroom is also positioned just off the landing and presents a fabulous, bright and airy space fitted with a lovely three-piece suite where you'll love unwinding after a long day. The second floor hosts the third and largest bedroom.

You will only be further impressed as you step out to the stunning wrap-around garden with an extensive lawn to enjoy gardening or outdoor activities with family and friends. Towards the front of the property is a gated private driveway, complemented by a detached double garage and large storage shed that wraps around the garage.





Dining Room 4.07 x 4.25 (13'4" x 13'11")

With LVT flooring, storage cupboard, central heating radiator, stairs leading up to the first floor, and double doors leading outside. With access into;

Kitchen 2.24 x 4.07 (7'4" x 13'4")

Complete with a range of modern, shaker-style wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated oven, gas hob with stainless steel extractor fan above, space and plumbing for a washing machine and dishwasher, space for a full size fridge-freezer, tiled flooring, window to the front elevation, and a door leading outside.

Living Room 4.06m x 3.89m (13'4" x 12'9")

With wooden flooring, feature fireplace, central heating radiator, and dual aspect windows to the front and side elevation.

Cellar 3.90 x 4.78 (12'9" x 15'8")

With power, lighting, central heating radiator, and ample reception/storage space.

First Floor Landing

With fitted carpets, window to the front elevation, stairs leading up to the second floor, and access into;



Bedroom Two 3.45 x 4.09 (11'3" x 13'5")

With wooden flooring, central heating radiator and dual aspect windows to the front and side elevation.

Bedroom Three 2.57 x 3.81 (8'5" x 12'5")

With fitted carpets, central heating radiator and window to the side elevation.

Family Bathroom 1.37 x 3.81 (4'5" x 12'5")

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, storage cupboard, central heating radiator, and opaque window to the front elevation.

Bedroom One 4.06 x 5.90 (13'3" x 19'4")

With wooden flooring, central heating radiator, eaves storage, and window to the front elevation.

Outside

Featuring a well-maintained and spacious wrap-around garden with an extensive lawn and mature surrounding shrubs and trees. To the front of the property is a generous private driveway providing ample off-road parking space, along with a detached double garage. There is also a large storage shed that wraps around the garage for added convenience.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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