



Digby Avenue
Mapperley, Nottingham NG3 6DS

A FOUR BEDROOM DETACHED FAMILY
HOME SITUATED IN MAPPERLEY,
NOTTINGHAM.

£700,000 Freehold



IF YOU ARE LOOKING FOR A RARE OPPORTUNITY TO PURCHASE A UNIQUE FAMILY HOME SITUATED CLOSE TO SCHOOLS, SHOPS AND TRANSPORT LINKS THEN THIS IS THE PERFECT HOME FOR YOU!

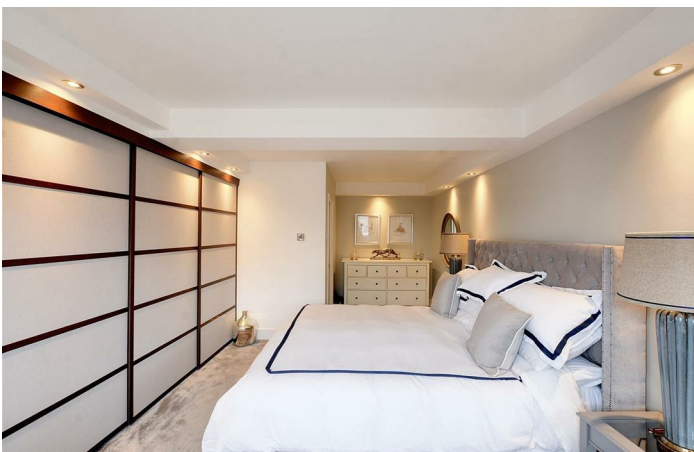
Robert Ellis estate agents are delighted to bring to the market this superb FOUR BEDROOM DETACHED FAMILY HOME situated in Mapperley, Nottingham.

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.

This home in brief comprises of; entrance hall/utility area leading to open plan living kitchen with island, a further hallway leading to the lounge diner, family bathroom with stunning 4 piece suite, first double bedroom with a en-suite shower room and forth bedroom / study room. Staircase of the hallway leads to the second double bedroom, third double bedroom and first floor WC.

To the front of the property there is a block paved driveway leading to the double garage and a laid to lawn garden with flowerbeds and shrubbery surrounding. To the rear there is an extensive plot with a split level garden with a block paved patio area with a large laid to lawn areas, decking area, slate area and flowerbeds and shrubbery surrounding. The property also looks over the Mapperley Golf Course

To arrange your viewing please call our Arnold branch on 0115 6485485.



Ground Floor

Entrance Hallway

11'8" x 9'6" approx (3.57 x 2.90 approx)

Composite front entrance door to the front elevation with UPVC double glazed opaque windows either side. UPVC double glazed window to the rear elevation. Tiled flooring. Feature column radiator. Ceiling light point. Built-in storage utility area with fitted cupboards and space and plumbing for an automatic washing machine and tumble dryer. French wooden single glazed doors leading into Kitchen. External door leading to decking area with steps leading to block paved driveway.

Kitchen

21'5" x 10'9" approx (6.54 x 3.28 approx)

3 x UPVC double glazed windows to the front elevation. Tiled flooring. Tiled splash backs. 2 x Wall mounted radiators with feature mirror. Recessed spotlights to ceiling. Range of fitted wall and base units incorporating work surface above. Island with fitted storage and 4 ring electric hob with extractor unit above. Composite sink and drainer with dual heat tap over. Integrated double oven. Integrated dishwasher. Integrated Zanussi microwave. Space and point for freestanding American style fridge freezer. Archway leading through to Lounge Diner. Open through to Hallway

Lounge Diner

21'3" x 21'5" approx (6.50 x 6.54 approx)

4 x UPVC double glazed windows to the side and rear elevations. Carpeted flooring. 3 x Double wall mounted radiators. Recessed spotlights to ceiling. Internal door leading into Hallway

Hallway

25'2" x 7'0" approx (7.69 x 2.15 approx)

UPVC double glazed window to the rear elevation. UPVC double glazed rear door leading to spiral staircase down to rear garden. Tiled flooring. Wall mounted radiator. Under the stairs storage cupboard. Carpeted staircase to First Floor Landing. Internal doors leading into Family Bathroom, Lounge Diner, Bedroom 1 and Bedroom 4 / Study

Family Bathroom

7'7" x 8'4" approx (2.32 x 2.56 approx)

UPVC double glazed window to the front elevation. Tiled flooring. Tiled splash backs. Wall mounted column radiator. Recessed spotlights to ceiling. Modern 4 piece suite comprising of a corner shower enclosure with handheld shower attachment, bath with hot and cold taps and a handheld shower attachment, composite sink with dual heat tap and storage cupboards below and a low level flush WC

Bedroom 1

21'4" x 10'3" approx (6.51 x 3.13 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Double wall mounted radiator. Recessed spotlights to ceiling. Built-in sliding door fitted wardrobes. Internal door leading into En-Suite Shower Room

En-Suite Shower Room

5'6" x 6'0" approx (1.69 x 1.84 approx)

UPVC double glazed opaque window to the rear elevation. Vinyl

flooring. Tiled splash backs. Wall mounted radiator. Recessed spotlights to ceiling. Modern 3 piece suite comprising of a shower enclosure with mains fed shower head and handheld shower attachment, corner sink with dual heat tap and storage cupboard below and a low level flush WC

Bedroom 4 / Study

11'10" x 10'8" approx (3.61 x 3.26 approx)

2 x UPVC double glazed window to the front elevation. Carpeted flooring. Double wall mounted radiator. Recessed spotlights to ceiling

First Floor

First Floor Landing

12'7" x 5'7" approx (3.84 x 1.72 approx)

Carpeted flooring. Recessed spotlights to ceiling. Internal doors leading into Bedroom 2, 3 and First Floor WC

Bedroom 2

14'1" x 18'4" approx (4.30 x 5.60 approx)

UPVC double glazed window to the rear elevation. Wooden framed double glazed Velux roof to the front elevation. Carpeted flooring. Wall mounted radiator.

Bedroom 3

13'0" x 18'10" approx (3.97 x 5.76 approx)

UPVC double glazed window to the rear elevation. Wooden framed double glazed Velux roof to the front elevation. Carpeted flooring. Wall mounted double radiator. Storage into eaves

First Floor WC

12'9" x 7'2" approx (3.91 x 2.20 approx)

UPVC double glazed window to the rear elevation. Vinyl flooring. Tiled splash backs. Wall mounted radiator. Recessed spotlights to ceiling. Composite sink with dual heat tap and storage cupboards below and a low level flush WC

Lower Floor

Workshop

Light and power. Wall mounted radiator. External door leading to rear garden.

Front of Property

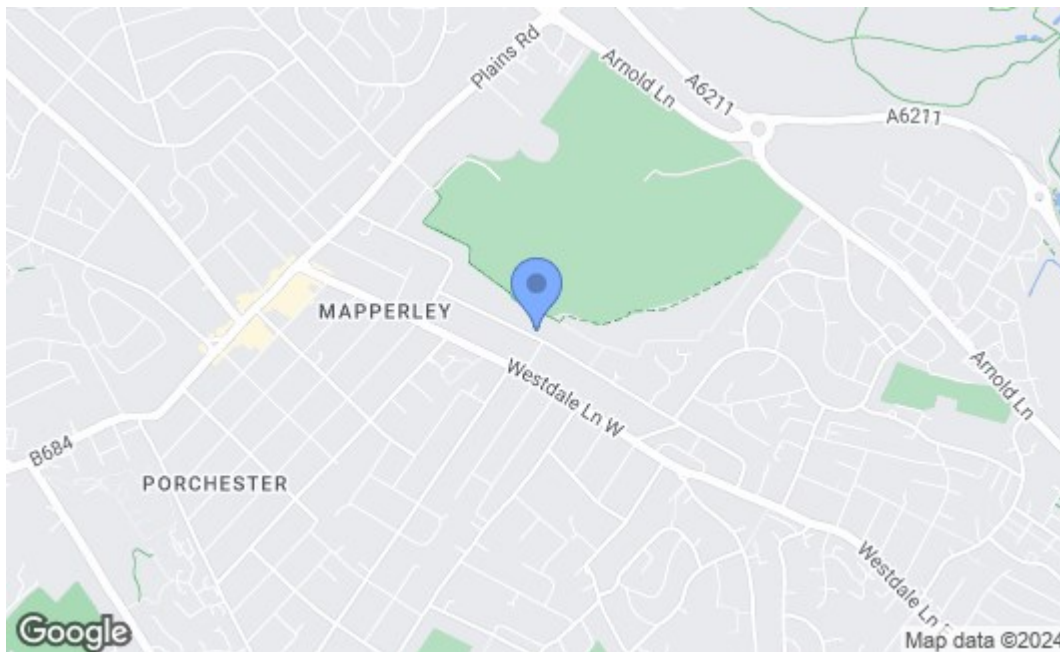
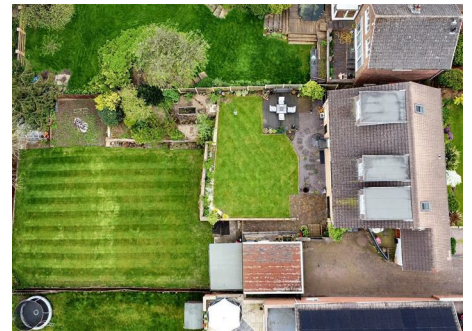
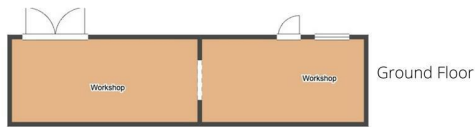
To the front of the property there is a block paved driveway leading to the double garage. A laid to lawn garden with flowerbeds and shrubbery surrounding. Pathway to the front entrance. Fencing and brick wall surrounding.

Rear of Property

To the rear of the property there is an extensive plot with a split level garden with a block paved patio area with a large laid to lawn areas, decking area, slate area and flowerbeds and shrubbery surrounding. Fencing and brick wall surrounding. The property looks over the Mapperley Golf Course



Robert Ellis
ESTATE AGENTS



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 (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.