



Seaton Way  
Mapperley, Nottingham NG3 5XB

A MODERN THREE BEDROOM EXTENDED  
SEMI DETACHED FAMILY PROPERTY  
SITUATED IN MAPPERLEY, NOTTINGHAM.

**Asking Price £310,000 Freehold**



Nestled within a sought-after development and constructed within recent years, this three-bedroom semi-detached residence embodies the essence of the perfect family home. From its impeccably presented interiors to its convenient location near various local amenities, every aspect of this property is designed to cater to the needs and desires of modern family living.

As you step through the front door, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. Bright and airy, the hallway provides a warm welcome to residents and guests alike. Moving through the ground floor, you'll find a spacious living room, perfect for relaxing and unwinding after a long day. Bathed in natural light, this room offers ample space for family gatherings or quiet evenings in.

Adjacent to the living room is the heart of the home: a modern kitchen dinner that is sure to delight even the most discerning of home chefs. Complete with sleek cabinetry, high-end appliances, and plenty of counter space, this culinary haven is as functional as it is stylish. The open-plan layout seamlessly connects the kitchen with the dining area, creating a versatile space that can easily accommodate both everyday meals and special occasions.

But the true highlight of the ground floor is the sunroom, a tranquil oasis bathed in sunlight and surrounded by lush greenery. With bi-folding doors that open out to the rear garden, this inviting space blurs the boundaries between indoors and out, offering the perfect spot for al fresco dining, morning coffee, or simply basking in the beauty of nature.

Completing the ground floor layout is a convenient utility area and a well-appointed WC, ensuring that every practical need is met with ease and efficiency. Upstairs, the first floor is home to three bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. Whether you're seeking sanctuary in the master bedroom or providing a space for children or guests, these well-appointed rooms offer comfort, privacy, and plenty of storage space.

Serviced by two contemporary bathroom suites, the first floor ensures that every member of the family can enjoy the luxury and convenience of modern amenities. With sleek fixtures and fittings, ample storage, and stylish design touches.

Outside, a driveway to the front offers off road parking, while the private rear garden is a haven, perfect for children to play, adults to entertain, or simply for enjoying the peace and tranquility of outdoor living.

Situated in a highly desirable location, this property is just a stone's throw away from Gedling Country Park, offering endless opportunities for outdoor adventure and exploration. With excellent schools, vibrant local amenities, and easy commuting links all within easy reach, it's no wonder that this home is in such high demand.

In summary, this three-bedroom semi-detached house is the epitome of the perfect family home. From its spacious and well-presented interior to its convenient location and outdoor amenities. Must be viewed to be fully appreciated.



### Entrance Hallway

Modern composite entrance door to the front elevation. UPVC double glazed window to the side elevation. Tiled flooring. Wall mounted radiator. Ceiling light point. Recessed spotlights to the ceiling. Carpeted staircase to the First Floor Landing. Internal door leading into Lounge

### Lounge

14'04 x 10'01 approx (4.37m x 3.07m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. 2 x Wall mounted radiators. Ceiling light point. Built-in under the stairs storage cupboard. Internal door leading into Extended Kitchen Diner

### Extended Kitchen Diner

12'3 x 11'11 approx (3.73m x 3.63m approx)  
Large format tile flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Range of contemporary matching wall, base and drawer units incorporating quartz worksurfaces over. Under counter mounted sink with swan neck dual heat tap above. Integrated eye level Bosch double oven. Integrated dishwasher. Space and point for freestanding fridge freezer. Ample space for dining table. Open through to Utility Room. Archway leading through to Extended Family Room

### Extended Family Room

14'01 x 9'02 approx (4.29m x 2.79m approx)  
Bi-fold doors to the rear elevation leading to the enclosed rear garden. Sun roof lantern. Large format tile flooring. Recessed spotlights to the ceiling. Media wall featuring TV point and inset shelving and lighting

### Utility Room

6'05 x 3'03 approx (1.96m x 0.99m approx)  
Large format tile flooring. Ceiling light point. Range of contemporary matching wall and base units incorporating worksurfaces over. Cupboard housing gas central heating boiler. Space and plumbing for automatic washing machine. Internal door leading into Ground Floor WC

### Ground Floor WC

5'5 x 3'02 approx (1.65m x 0.97m approx)  
Large format tile flooring. Tiled splashback. Wall mounted radiator. Ceiling light point. Wall mounted vanity wash hand basin with dual heat tap. Low level WC. Extractor unit.

### First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch.

### Bedroom 1

9'08 x 9'03 approx (2.95m x 2.82m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in sliding door mirrored wardrobe. Internal door leading into En-Suite Shower Room

### En-Suite Shower Room

8'06 x 6'02 approx (2.59m x 1.88m approx)  
UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Ceiling light point. Modern 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal wash hand basin with dual heat tap and a low level flush WC. Extractor unit

### Bedroom 2

11'10 x 8'11 approx (3.61m x 2.72m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 3

11'09 x 6'08 approx (3.58m x 2.03m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in over the stairs storage cupboard.

### Family Bathroom

7'11 x 5'04 approx (2.41m x 1.63m approx)  
UPVC double glazed window to the side elevation. Tiled splashbacks. Wall mounted towel radiator. Ceiling light point. Modern 3 piece suite comprising of a panel bath with dual heat tap and mains fed shower above, pedestal wash hand basin with dual heat tap and a low level WC. Extractor fan. Shaver point

### Front of Property

To the front of the property there is a driveway providing off the road parking with a pathway to the front entrance door

### Rear of Property

To the rear of the property there is a landscaped enclosed rear garden with a artificial lawn, raised decked area providing additional outdoor seating space and fencing to the boundaries.

### Council Tax

Local Authority Gedling  
Council Tax band C

### Agents Notes: Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 5mbps Ultrafast 1000mbps  
Phone Signal – 02, Vodafone  
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			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.