



Bideford Close
Mapperley, Nottingham NG3 5UP

**** GUIDE PRICE £390,000 - £400,000 ****
A FOUR BEDROOM, DETACHED FAMILY HOME SITUATED IN MAPPERLEY, NOTTINGHAM.

Guide Price £390,000 - £400,000 Freehold



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Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE FOUR BEDROOM, DETACHED FAMILY HOME situated in MAPPERLEY, NOTTINGHAM. The home has been finished to a high quality standard throughout, allowing prospective buyers to move in with ease.

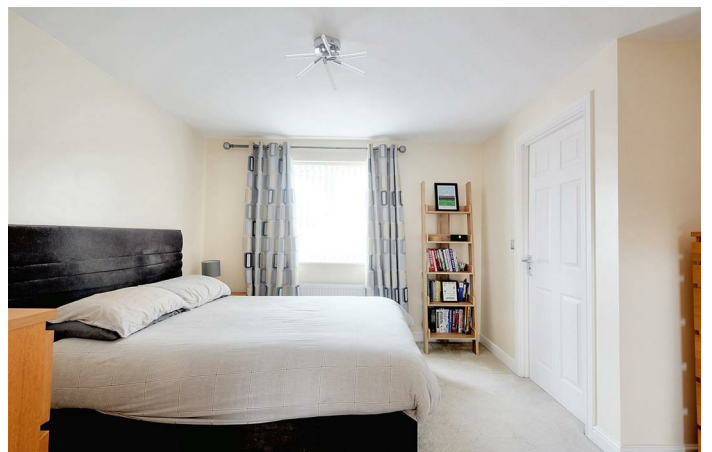
The property is ideally located within this popular development, ideal for families or professionals. You have access to Mapperley Top which offers great amenities, shops and restaurants. It is situated within excellent catchment schools, alongside offering direct access to Gedling Country Park, with walks and a children's play area, making it ideal for a young family.

Upon entry, you are welcomed into the hallway which allows access into the study/snug/play room open plan kitchen with dining space and fitted kitchen. This also provides access to the utility room, downstairs WC and spacious lounge.

Stairs lead to landing, first double bedroom with shower room en-suite and separate dressing room/nursery. Two further double bedrooms and modern family bathroom benefitting from a four piece suite.

To the rear is an enclosed garden with patio area, lawn, flower beds, six seater hot tub, and access to the gated, block paved driveway with a detached garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and QUALITY of this FANTASTIC FAMILY HOME- Contact the office now to arrange your viewing!



Entrance Hallway

11'1" x 16'8" approx (3.4 x 5.1 approx)

Wooden entrance door to the front elevation. UPVC double glazed window to the front elevation. Tiled flooring. Wall mounted radiator. Carpeted staircase to the First Floor Landing. Internal doors leading into the Living Room, Kitchen Diner, Study/Snug/Play Room, Utility Room and Ground Floor WC

Living Room

20'0" x 12'5" approx (6.1 x 3.8 approx)

UPVC double glazed windows to the side and rear elevations. UPVC double glazed French doors to the side elevation leading to the enclosed rear garden. Laminate flooring. Wall mounted radiators. Ceiling light point

Kitchen Diner

10'9" x 22'11" approx (3.3 x 7 approx)

UPVC double glazed windows to the front and rear elevations. Tiled flooring. Wall mounted radiator. Ceiling light point. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel double sink and drainer unit with swan neck dual heat tap. AGA cooker. Stainless steel splashback with extractor unit above. Integrated dishwasher. Freestanding American style fridge and freezer. Ample space for dining table

Study/Snug/Play Room

8'6" x 8'6" approx (2.6 x 2.6 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiators. Ceiling light point

Utility Room

6'10" x 5'6" approx (2.1 x 1.7 approx)

UPVC double glazed door to the rear elevation leading to the enclosed rear garden. Tiled flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap. Integrated washer dryer

Ground Floor WC

2'11" x 8'6" approx (0.9 x 2.6 approx)

UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashback. Wall mounted radiator. Ceiling light point. Wall mounted sink with dual heat tap. Low level flush WC

First Floor Landing

10'2" x 11'5" approx (3.1 x 3.5 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Airing cupboard. Internal doors leading into Bedrooms 1, 2, 3, 4 / Dressing Room / Nursery and Family Bathroom

Bedroom 1

12'5" x 14'1" approx (3.8 x 4.3 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Internal doors leading into the En Suite Shower Room and Bedroom 4 / Dressing Room / Nursery

En Suite Shower Room

6'6" x 6'10" approx (2 x 2.1 approx)

UPVC double glazed window to the front elevation. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Recessed spotlights to the ceiling. Modern 3 piece suite comprising of a walk-in shower enclosure with a mains fed shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a low level WC. Shaver point. Extractor fan

Bedroom 2

12'9" x 12'5" approx (3.9 x 3.8 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 3

12'1" x 12'5" approx (3.7 x 3.8 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 4 / Dressing Room / Nursery

10'2" x 10'5" approx (3.1 x 3.2 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Fitted wardrobes. Internal door leading into Bedroom 1

Family Bathroom

8'2" x 8'6" approx (2.5 x 2.6 approx)

UPVC double glazed window to the side elevation. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Recessed spotlights to the ceiling. Modern 4 piece suite comprising of a panel bath with dual heat tap, walk-in shower enclosure with a mains fed shower above, vanity wash hand basin with dual heat tap and a low level WC. Shaver point. Extractor fan

Driveway & Garage

To the rear of the property there is a driveway providing off the road parking leading to the detached garage which has electrical provision

Front of Property

To the front of the property there is a gated low maintenance pebble garden with pathway to the front entrance

Rear of Property

To the rear of the property there is an enclosed rear garden with 2 patio areas providing ample space for outdoor eating and dining, a large lawn area with brick wall and fencing surrounding, as well as a six seater hot tub

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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

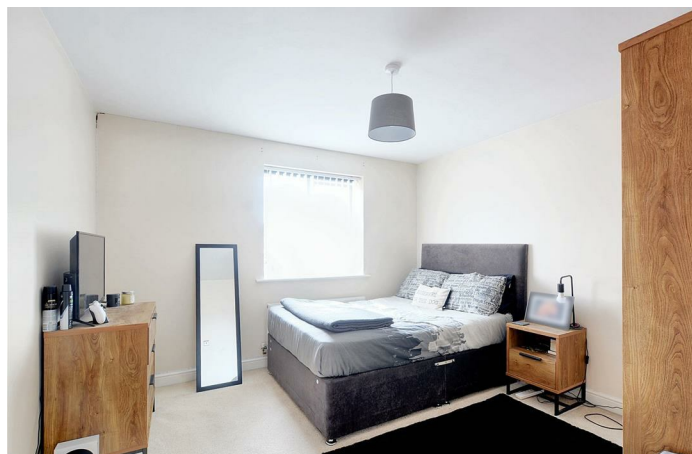
Flood Risk: No flooding in the past 5 years

Flood Defences: No

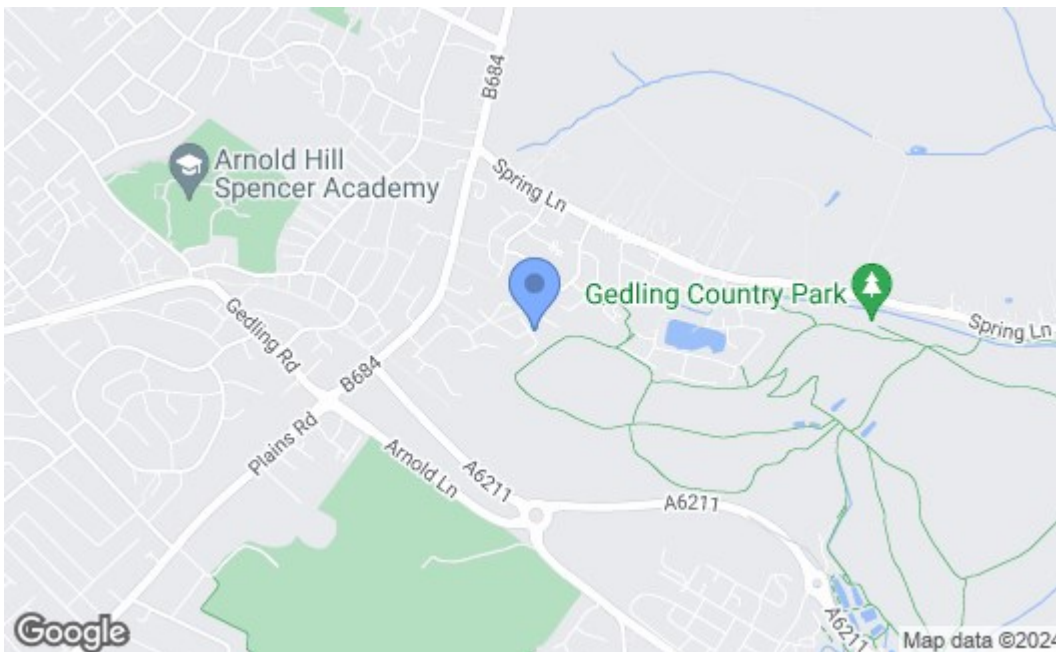
Non-Standard Construction: No

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			84
(81-91) B		73	
(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.