



Moore Road,  
Mapperley, Nottingham  
NG3 6EJ

**£270,000 Freehold**



**\*\*LARGE REAR GARDEN\*\* SEMI DETACHED\*\* DRIVEWAY!\*\***

Robert Ellis Estate Agents are delighted to offer to the market this well presented THREE BEDROOM SEMI-DETACHED HOME situated in the desirable location of 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

Upon entry you are welcomed in to the light and airy hall way which leads you in to the lounge/diner with two large windows which provides plenty of natural light, the fitted kitchen provides a range integrated appliances and leads to the utility room with plumbing for a washing machine and a space for a tumble dryer. To the first floor, you enter the landing which provides access to two double bedrooms, one single bedroom and a family bathroom.

Externally the property offers a driveway providing access to the utility room there is also a front garden which is laid to lawn. To the rear there is a beautiful mature large rear garden perfect for hosting those family BBQ's and a basement which would be perfect for a workshop or storage.

To arrange your viewing, please give our Arnold office a call today!



### Entrance Hall

Composite door to the front, LVT flooring, wall mounted radiator, stairs to the first floor and cupboard housing the meters. Doors to:

### Lounge/Diner

20'7" max x 11'8" max (6.29m max x 3.58m max)

Wood effect laminate flooring, double glazed window to the front, TV point, tiled chimney breast and double glazed window to the rear, wall mounted radiator.

### Kitchen

8'10" max x 9'3" max (2.71m max x 2.83m max)

Wall mounted radiator, LVT flooring, double glazed window to the rear, range of wall, base and drawer units with work surfaces over, inset sink and drainer with mixer tap, electric oven, gas hob above and extractor fan over, spotlights to the ceiling, integrated Hotpoint dishwasher, integrated Candy fridge freezer, pantry offering storage.

### Utility

6'4" max x 7'6" max (1.95m max x 2.29m max)

Tiled flooring, plumbing for a washing machine, space for a tumble dryer, combi Baxi boiler, tiled splashbacks, wall mounted radiator, new flat roof and doors to the front and rear.

### First Floor Landing

Original wood flooring, double glazed window to the side, access to the loft (that is boarded out and has an integrated ladder) and doors to:

### Bedroom 1

10'5" max x 10'9" max (3.18m max x 3.28m max)

Wood effect laminate flooring, wall mounted radiator and double glazed window to the front.

### Bedroom 2

10'4" max x 10'10" max (3.16m max x 3.32m max)

Wood effect laminate flooring, double glazed window to the rear and wall mounted radiator.

### Bedroom 3

7'4" max x 7'6" max (2.26m max x 2.3m max)

Double glazed window to the front, wall mounted radiator and wood effect laminate flooring.

### Bathroom

Tiled effect linoleum flooring, double glazed window to the rear, three piece white suite comprising of a low flush w.c., panelled basin with hot and cold taps, bath with mixer tap and inset shower, spotlights to the ceiling and heated towel rail.

### Basement

There is a basement at the rear of the garden with power and lighting along with a secure metal door.

### Outside

To the front of the property there is a driveway and lawned garden, access into the utility.

To the rear there is a landscaped garden surrounded by hedges and fences, there is also a shed, planted borders, fruit bushes, pear tree, raspberry bushes and an apple tree overhanging, patio area. There is also a vegetable patch at the bottom of the garden.

### Council Tax

Gedling Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

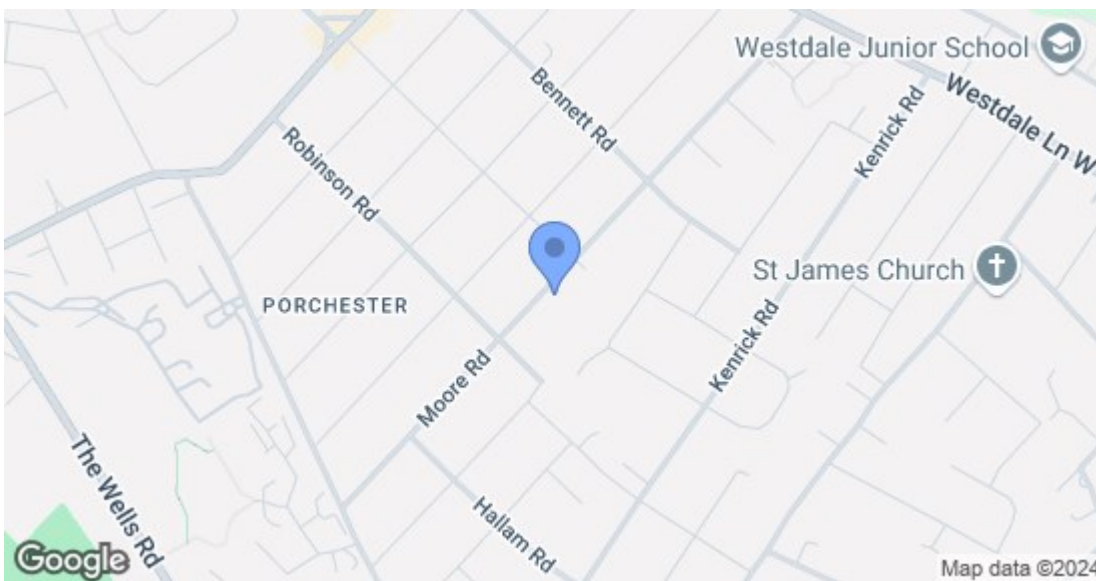
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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