

Emma Terry Homes

moving made personal



11 Pateley Road

Mapperley, Nottingham, NG3 5QF

Asking price £325,000



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What a truly beautiful listing! 11 Pateley Road is a real credit to its current owners.

Nestled in the charming neighbourhood of Mapperley / Woodthorpe borders, this exquisite property presents an exceptional opportunity for those seeking a delightful home.

The house commands views over the vale below and the Derbyshire hills in the distance and is in immaculate condition, reflecting a high standard of care and attention to detail throughout. It boasts original picture rails, leaded lights and the internal doors on the first floor.

This semi-detached home is set over two floors which includes a porch, an entrance hall, two reception rooms, kitchen and conservatory on the ground floor. The first floor has three bedrooms and four piece family bathroom.

One of the standout features of this property is the beautifully landscaped south-east facing garden, which offers a serene outdoor space for relaxation and entertainment. Whether you wish to enjoy a quiet morning coffee or host gatherings with friends and family, this garden is a true gem.

Situated in a desirable area, this home benefits from excellent local amenities, schools, and transport links, making it an ideal choice for those who value convenience and community. The combination of a lovely home in a sought-after location makes this property a rare find.



PORCH

UPVC double glazed French doors to front, external wall lights on either side of the French doors, two UPVC double glazed windows to front, original leaded window enclosed in new UPVC double glazed windows, travertine tiled flooring and a double glazed composite door with leaded lights.

ENTRANCE HALL

A central heating radiator, electric under-floor heating, travertine tiled flooring, doors through to kitchen, dining room and living room. The stairs lead up to the first floor.

STORAGE CUPBOARD

Travertine tiled flooring and a small obscured double-glazed window with shutters. The recent Worcester Bosch boiler is housed in it along with bespoke built in cupboards.

DINING ROOM

10'10" x 12'0" (3.32 x 3.66)

A central heating radiator, travertine tiled flooring, electric under-floor heating, Studio gas feature fire and a UPVC double glazed bay window with shutters.

LIVING ROOM

10'10" x 13'8" (3.32 x 4.18)

A multi fuel stove, a central heating radiator, electric under-floor heating, travertine tiled flooring and sliding glass door to conservatory.

CONSERVATORY

10'10" x 13'2" (3.32 x 4.02)

Fitted blinds, electric under-floor heating, travertine tiled flooring, UPVC double glazed glass door to kitchen and UPVC double glazed French doors to rear.

KITCHEN

6'9" x 19'8" (2.06 x 6.01)

A variety of wall and base units, black granite countertops and splash back plus glass tiling, built-in Neff oven and microwave combi oven, electric hob with extractor fan, integrated Bosch fridge/freezer, integrated Bosch washing machine, integrated Bosch dishwasher, 1 1/2 bowl sink with mixer tap and work top drainer, a central heating radiator, electric under-floor heating, travertine tiled flooring, UPVC double glazed window to side with shutters and UPVC double glazed window to rear with shutters.

LANDING

UPVC double glazed window to side with shutters, Sisal floor covering and doors through to bedroom 1, 2, 3 and bathroom.

BEDROOM 1

8'8" x 12'0" (2.66 x 3.66)

Central heating radiator, Sisal floor covering and a UPVC double glazed window to rear with shutters.

BEDROOM 2

10'10" x 13'8" (3.32 x 4.18)

A central heating radiator, Sisal floor covering, Hammonds fitted wardrobe with matching bedside tables and headboard, Hammonds window seat with drawers and cupboards beneath and UPVC double glazed bay window to front with shutters.

BEDROOM 3

6'11" x 8'5" (2.12 x 2.58)

Bespoke wardrobe, Sisal floor covering, a central heating radiator and UPVC double glazed window to front with shutters.

BATHROOM

A low level flush WC, a hand wash basin with mixer

tap and vanity unit, bath with central mixer tap and handheld showerhead, a separate shower cubicle, travertine tiled flooring, a central heating radiator and UPVC double glazed obscure window to rear with shutters.

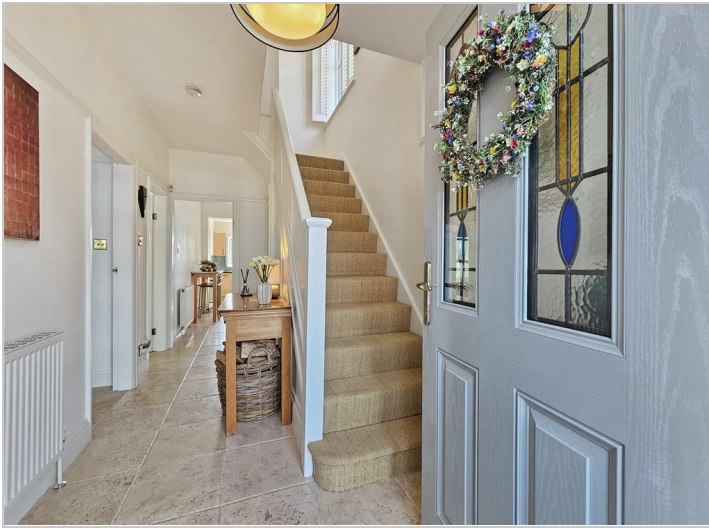
FRONT

The front and side are block-paved and the front includes a pebbled garden with a variety of trees, bushes and shrubs, a driveway providing off-street parking, gated access to side/rear, double power sockets and security lighting on front and side.

REAR

A fully illuminated outdoor space including water features, landscaped bushes, shrubs, trees and lawn areas, a sunken garden with wooden decking, travertine tiled flooring seamlessly continuing from the property, a double shed, outside tap, security lighting and two double power sockets.









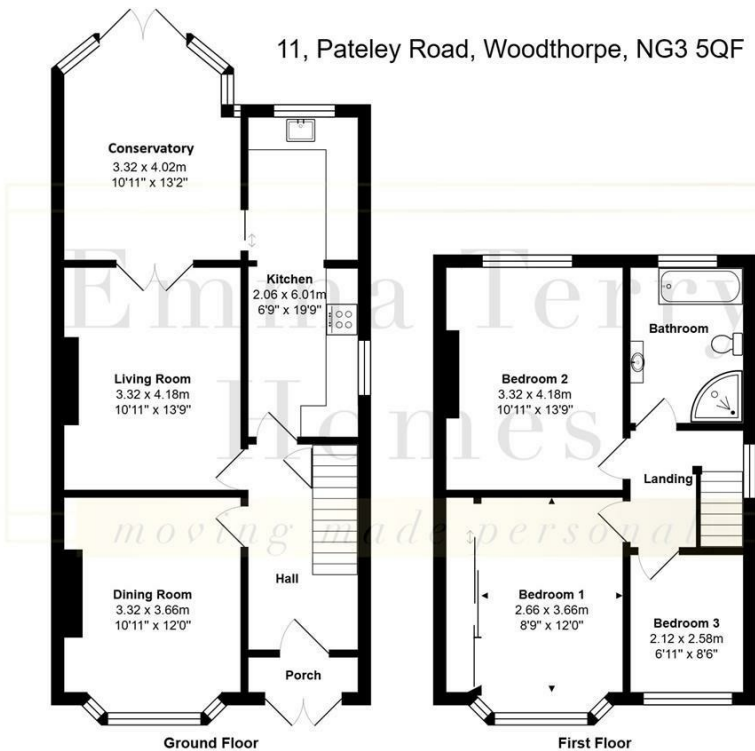
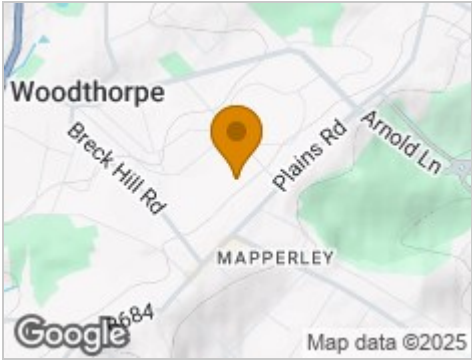
Road Map



Hybrid Map



Terrain Map

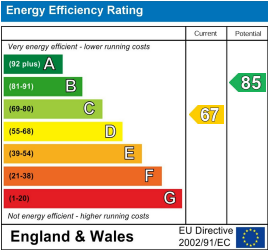


All measurements are approximate and for display purposes only

Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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