



**Guide price £475,000**

**House - Detached**

**Bedrooms: 4**

**Bathrooms: 2**

**Tenure: Freehold**

GUIDE PRICE £475,000 - £500,000 WALTON & ALLEN are delighted to present this BRAND NEW DETACHED HOUSE situated in the popular leafy suburb of MAPPERLEY with its range of boutique shops and bars. The development offers LUXURIOUS and HIGHLY VERSATILE ACCOMMODATION that is well proportioned throughout.

THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALL, FAMILY ROOM/KITCHEN/DINER, CLOAKROOM/W.C. LOUNGE, BEDROOM/OFFICE, FOUR DOUBLE BEDROOMS with MASTER EN SUITE and FAMILY BATHROOM to first floor. GARDENS REAR with PARKING for TWO CARS.

Featuring a BRAND NEW FITTED KITCHEN with integrated APPLIANCES. Situated less than 5 MINUTES WALK from MAPPERLEY TOP this is a truly unique opportunity to purchase a fantastic home in a great location. Interest is expected to be high so register early to make sure you don't miss out.

#### Hall

Composite double glazed entrance door to front, stairs to first floor, radiator.

#### W.C.

Wash basin and W.C.

#### Lounge

10'4" x 15'0"

Two double glazed windows to front, storage cupboard, radiator.

#### Bedroom Five/Office

13'10" x 6'8"

Double glazed window to front, radiator.

#### Kitchen/Dining Room

13'9" x 32'3"

Superb kitchen fitted with a matching range of high gloss handleless wall and base units with worktops and breakfast bar, an integrated oven with an electric hob, splash back and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, Dining area and Sitting Room area. Double glazed windows and bi-fold doors to rear garden.

#### Utility Room

Fitted with wall and base units, space and plumbing for a washing machine.

#### Landing

Double glazed window to front, built in airing/store cupboard.

#### Master Bedroom

13'9" x 11'1"

Dual aspect with double glazed windows to side and rear, built in wardrobe, radiator.

#### En-suite

Fitted with a suite comprising; Shower cubicle, wash basin and W.C.

#### Bedroom 2

10'3" x 15'0"

Two double glazed windows to front, radiator.

#### Bedroom 3

Double glazed window to rear, radiator.

#### Bedroom 4

Double glazed window to rear, radiator.

#### Family Bathroom

Fitted with a white three piece suite comprising; bath with shower over, wash basin and W.C. Radiator tiling to walls, double glazed window to rear.

#### Outside

To the front is a shrubbery garden with a block paved tandem driveway running to the side of the property. The enclosed rear garden has paved patio and lawn with fence boundaries and gated access to the side.

#### Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

#### Free Mortgage Advice

Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

\*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. \*

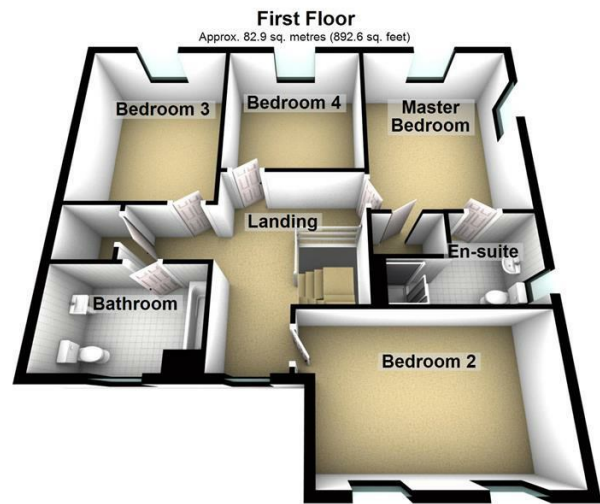
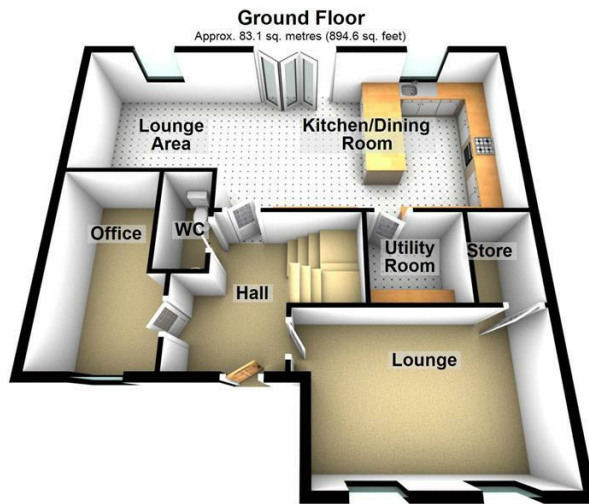
#### Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

#### Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.






Total area: approx. 166.0 sq. metres (1787.3 sq. feet)


Can you **save money** on your **mortgage**?

Potentially save thousands by visiting  
<http://bit.ly/waltonallenmortgages>

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!