



21 Haywood Road, Mapperley, NG3 6AB

Price Guide £400,000

 5  2  2  E

*Marriotts*







# 21 Haywood Road Mapperley, NG3 6AB

- Five bedrooms
- Original features
- Spacious fitted kitchen
- Lounge & dining room
- Bathroom & shower room
- Desirable location

Lovely period semi-detached house on a very sought after road just a short walk from Mapperley's thriving shopping area. Accommodation over three floors with five bedrooms, bathroom & shower room, lounge & separate dining room, large breakfast kitchen and a great rear garden with summer house/home office with power connected. Great family house in a superb location with viewing strongly advised!

**Price Guide £400,000**



## Overview

Haywood Road is a very popular and sought after location running parallel to Plains Road and only a short walk from Mapperley's vibrant shopping area, which has regular bus services in to the city and surrounding areas, as well as offering a wide variety of shopping facilities and amenities as well as numerous bars, restaurants and local independent retailers.

The property itself is a period semi-detached house with accommodation over three floors, which although modernised by the current owners, retains some original features and character. There's also a lovely sizeable rear garden with timber framed summer house with light and power which could easily serve as a home office.

The hallway, with original stain glass entrance door, has a Minton style tiled floor, original coving and plaster arch and provides access to both the lounge and kitchen. Both the lounge and dining room have feature open grate fireplaces, while the front lounge and master front facing bedroom have fitted shutter blinds.

The rear kitchen is also spacious and has a central breakfast area and double doors leading out to the rear patio. Both the bathroom and shower room are on the first floor, along with the first three bedrooms, with the top floor having a spacious and very useable landing and two double bedrooms, both with large Velux windows.





### Entrance Hall

A feature original stained glass front entrance door leads in to the hallway, with Minton style tiled floor, original decorative coving and arch, radiator and doors to both the lounge and kitchen. Spindled staircase leads to the first floor with under-stair storage which is accessed from the kitchen.

### Lounge

With feature picture tiled cast iron open grate fireplace, slate hearth and decorative surround. Original decorative coving. UPVC double glazed front windows with fitted shutter blinds, radiator, TV aerial point and double doors through to the dining room.

### Dining Room

Also with feature picture tiled cast iron open grate fireplace and decorative surround. Radiator, UPVC double glazed double doors leading out to the rear garden, original decorative coving and door through to the kitchen.

### Kitchen

A wide range of units with doors in high gloss cream and wood effect worktops with an inset one and a half bowl stainless steel sink unit and drainer. Space for a 900mm range cooker with brushed steel extractor canopy and glass splashback, along with plumbing for washing machine/dishwasher, ceiling downlights and three pendant light fittings above the breakfast area. Tiled floor, radiator, UPVC double glazed side window and UPVC double glazed double doors leading out to the patio.

### First Floor Landing

With doors to three bedrooms, bathroom and shower room. Staircase leads to the second floor accommodation.

### Bedroom 1

Two UPVC double glazed front windows with half-height fitted shutter blinds, radiator, feature decorative cast iron fireplace and fitted double wardrobes either side of the chimney breast.

### Bedroom 2

UPVC double glazed rear window and radiator.

### Bedroom 3

Built-in wardrobe, radiator and UPVC double glazed rear window.

### Bathroom

Consisting of bath with full-height tiling, glass screen and shower attachment. Washbasin with vanity base cupboards, push button toilet, tiled floor, chrome ladder towel rail, ceiling downlights, extractor fan and two UPVC double glazed side windows.

### Shower Room

Consisting of tiled corner cubicle with chrome mains shower, pedestal washbasin and push button toilet. Tiled floor, chrome ladder towel rail, ceiling downlights and extractor fan.











### Second Floor Landing

With Velux window and radiator.

### Bedroom 4

Large front Velux window with fitted blind, double glazed side window and radiator.

### Bedroom 5

Large rear Velux window with fitted blind, double glazed side window, radiator and eaves storage.

### Outside

To the front, a block paved driveway with stone wall frontage provides off street parking for two cars, with a side gated access leading to the rear. To the rear is a block paved courtyard and patio with an outside cold water tap, security lighting and additional paved seating area which is accessed from the kitchen. Sleeper steps lead up to further block paved patio and lawn with central pergola covered seating area and access to a 4.15m x 2.9m garden room, which could make an ideal home office with light and power with RCD board, windows and double doors.

### Tenue - Freehold

COUNCIL TAX: GEDLING BOROUGH COUNCIL - BAND C

### Council Tax











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



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



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.Marriotts.net

