



93 Hilton Road, Mapperley, NG3 6AQ

£390,000

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 Marriotts



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- Four double bedrooms
- Modern fitted kitchen
- Study & downstairs toilet
- Bathroom & en-suite
- Lounge & conservatroy
- Mature landscaped plot

A beautifully maintained and modernised detached family home offering flexible and versatile accommodation. The property also stands on a lovely mature plot with elevated front-facing views, detached garage and ample gated parking.

£390,000



Overview

To the front, a large UPVC double glazed entrance also serves as a conservatory overlooking the front gardens. A central hallway leads to the downstairs bathroom, one of the bedrooms and the living room, both of which have feature multi-fuel stoves and also a separate sitting room, which could easily be used as a fourth double bedroom. The living room also has French doors through to the fully glazed rear conservatory with access to the rear garden and patios. There is a fitted John Lewis kitchen with granite-faced worktops and several integrated appliances, in-turn leading to an additional reception room/study which has an adjoining downstairs toilet and open-tread staircase leading up to the first floor accommodation.

Upstairs is a large double bedroom with modern en-suite and Velux windows with fitted blackout blinds and elevated views. A door then leads through to a further large double bedroom with Velux windows. The upstairs could also be re-configured to suit. Outside, the property has a mixture of hard landscaped gardens, patio areas, lawn and detached brick-built garage to the front, with a raised pergola-covered block paved seating area to the rear.

Front Entrance/Conservatory

Being UPVC double glazed with glass roof, light, power and tile effect laminate flooring. Door leading through to the hallway.



Hallway

With wooden flooring, radiator, large walk-in airing cupboard with radiator and light and a separate large walk-in cloakroom with light, shelving and hanging rails.

Lounge

With feature corner multifuel stove and black polished marble hearth, two radiators, five wall light points, door through to the kitchen and windows and French doors through to the conservatory.

Conservatory

Being UPVC double glazed with glass roof, wood-style flooring, light and power. Side door leads out to a block-paved seating area.

Kitchen

A fitted John Lewis kitchen with doors in cream, granite-faced worktops and drainer with under-counter Belfast sink and elevated front-facing views. Feature pull-out larder cupboard, integrated fridge freezer, Bosch electric double oven and Neff ceramic hob and microwave. There is also a further bank of matching cupboards including a second pull-out larder cupboard. Concealed gas boiler, chrome ladder style towel rail, ceiling downlights, plumbing for washing machine, UPVC double glazed side door and door leading through to the study/office.

Study/Office

With open tread staircase leading to the first floor, UPVC double glazed window and side door and door to the downstairs toilet.

Downstairs Toilet

With half-tiled walls, toilet and washbasin.

Bedroom 2

Currently used as the main bedroom with fitted eight-door part mirrored wardrobes with overhead pelmet lighting. UPVC double-glazed rear window, radiator, two wall light points and feature corner freestanding multifuel stove with black polished marble hearth.

Bedroom 3/Sitting Room

With UPVC double glazed bay window and two radiators.

Bathroom

With fully tiled walls and floor, the suite consists of a shaped bath, screen and chrome mains shower with external pre-heat control. Semi pedestal washbasin and concealed cistern dual flush toilet, ceiling downlights, extractor fan, chrome ladder towel rail, large double airing cupboard and UPVC double-glazed front window.

First Floor Bedroom 1

Two Velux windows with fitted black-out blinds, UPVC double glazed side window, radiator, eaves access to both front and rear and doors to bedroom 2 and en-suite.

En-suite

With fully tiled walls, the suite consists of a large cubicle with recessed shelving and an electric shower, dual flush toilet and pedestal washbasin. Chrome ladder towel rail, LED downlights and extractor fan.







Bedroom 4

Also with a large Velux window with fitted black-out blind, Velux rear window and eaves access to both the front and rear.

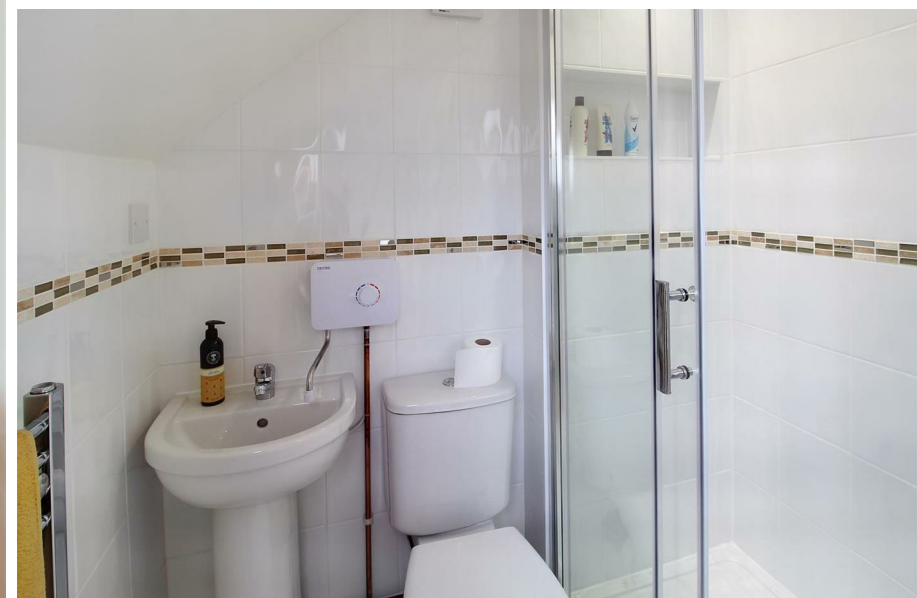
Outside

To the front of the property, double wrought iron gates lead onto a good-sized block paved courtyard driveway. Up and over door leads into the GARAGE which has light and power, a side door and external power points. The driveway has rockery edge borders containing a wide variety of mature shrubs with gated steps leading up to the main front hard landscaped garden area, next to which is a shaped lawn with established gravel borders. There are central steps to the front door, to the right of which is a hard landscaped water feature/water fall. To the left is a gravel and paved seating area with further steps and a lockable wrought iron side gate leading to the side and in turn to the rear. To the rear, there is a block paved seating area accessed from the conservatory with a brick retaining wall and steps leading up to a block-paved pergola-covered seating area. From here a paved and gravel path leads to a further seating area also with mature bedding areas and borders.

Useful Information

TENURE: Freehold

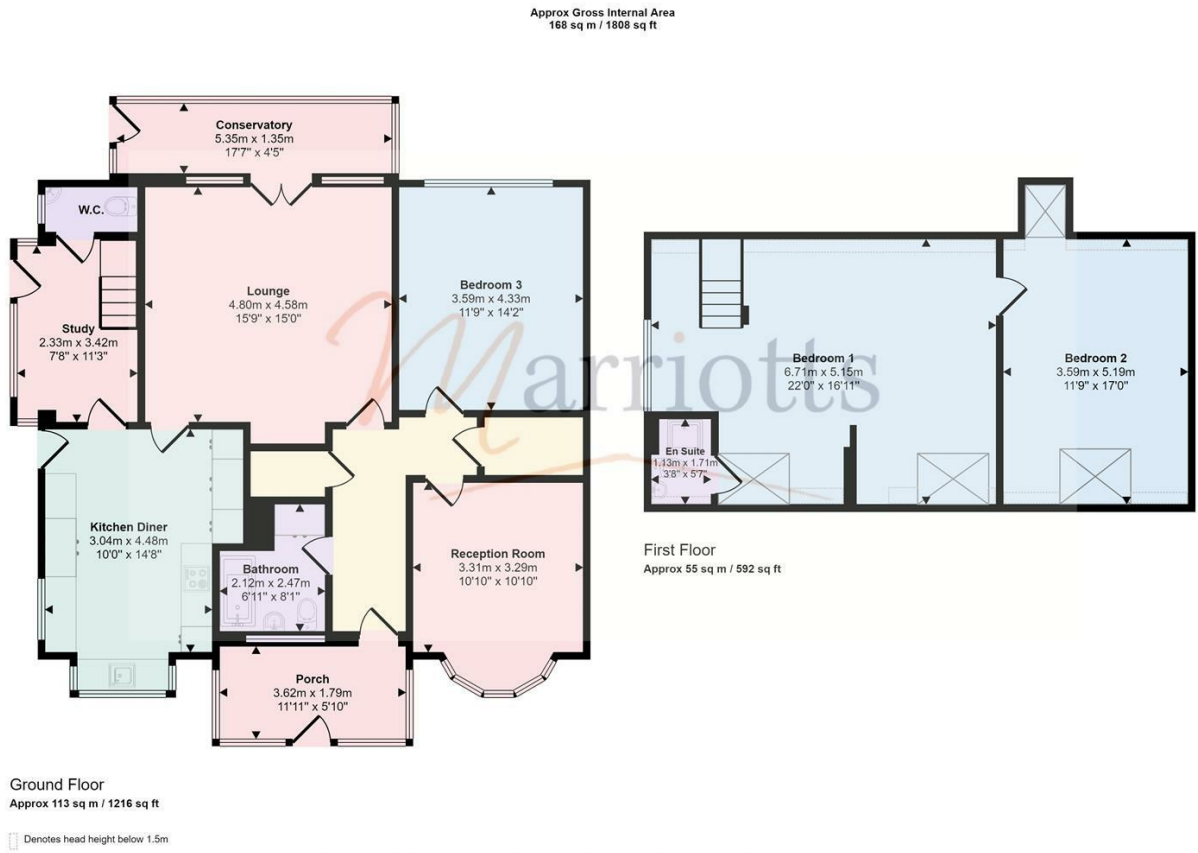
COUNCIL TAX: Gedling Borough Council - Band D





FM16 CJJ

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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