



28 Northcliffe Avenue, Mapperley, NG3 6DA

Guide Price £450,000

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White cabinetry on the left side of the kitchen, including a built-in oven and a tall cabinet unit.

Dark countertop with a sink, faucet, and a range hood above the stove area.

A central island with a dark countertop and two black bar stools with copper-colored legs.

A large skylight on the ceiling, providing natural light to the kitchen.

A window above the sink, offering a view of the outdoors.

A round blue clock mounted on the wall.

A set of glass doors leading to a garden area with a blue chair and a table.

A blue armchair with wooden legs, positioned in the foreground.



# 28 Northcliffe Avenue Mapperley, NG3 6DA

- Five bedrooms
- Centrally heated conservatory
- Great sized family garden
- En-suite & dressing room
- Stunning living/dining kitchen
- Garage and carport

An impressive five bedroom detached family home on a sought-after road just off Westdale Lane and only about half a mile from Mapperley's thriving shopping area! The property has been extended and has a beautiful mature plot, garage with remote door and block paved frontage.

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## Overview

Accommodation consists of entrance hallway, full length living room leading through to the centrally heated conservatory, with fitted roof and window blinds and double doors leading out to an enclosed side balcony/seating area. Stunning fitted high gloss kitchen in grey with solid granite worktops, centre island, a range of integrated appliances and an adjoining bay fronted dining room. Upstairs there are five bedrooms with the master bedroom having an en-suite and separate dressing room along with a spacious family bathroom with bath and separate shower cubicle. Fantastic family home with viewing strongly advised!

## Entrance Hall

With composite front entrance door and frosted side panels, wood flooring, cupboard housing the RCD board, traditional style radiator, glass balustrade staircase to the first-floor landing, door through to the kitchen and wooden flooring continuing through to the lounge.

## Lounge

With decorative coving, two ceiling light points and a decorative fireplace recess with timber mantel. There are two traditional style radiators, UPVC double glazed front window and glazed panel double doors leading through to the conservatory.





### Conservatory

Brick built with UPVC double glazed windows, fitted blinds, pitched polycarbonate roof also with fitted blinds, wood laminate flooring, radiator, light and power. Double side doors lead to a balustrade enclosed balcony with artificial grass and connecting door to the garage.

### Living Kitchen

Fitted a wide range of units in high gloss grey with solid granite worktops, upstands and drainer with an under-counter one-and-a-half bowl sink unit. Appliances consist of AEG brushed steel electric double oven, NEFF ceramic hob with feature glass extractor and downlights and an integrated Bosch dishwasher. Housing for an American style fridge freezer, concealed Worcester Bosch combination gas boiler, matching centre Island/breakfast bar, multiple ceiling downlights and above the sitting area are two large Velux windows, along with vertical anthracite radiator and bi-fold doors leading out to the patio. Grey wood style laminate flooring continuing through to the dining room.

### Dining Room

UPVC double glazed front bay window and vertical anthracite radiator.

### First Floor Landing

Loft access, ceiling downlights and UPVC double glazed rear window.

### Bedroom 1

Large skylight window with fitted blackout blind, multiple ceiling downlights, UPVC double glazed side window and radiator.

### Dressing Room

Also with large skylight and multiple ceiling downlights.

### En-suite

Consisting of shower cubicle with chrome mains shower, concealed cistern toilet and wash basin with vanity drawers. Chrome ladder towel rail, ceiling downlights and large skylight window.

### Bedroom 2

UPVC double glazed front bay window and radiator.

### Bedroom 3

UPVC double glazed front window and radiator

### Bedroom 4

With a feature vaulted ceiling, radiator and UPVC double glazed rear window.

### Bedroom 5

With wood flooring, radiator, ceiling downlights and UPVC double glazed front window.











### **Family Bathroom**

Consisting of a large recessed fully tiled shower cubicle with fixed head chrome mains shower. Half tiling to the remaining walls, tiled panel bath, pushbutton toilet and pedestal wash basin. Chrome ladder towel rail, ceiling downlights, extractor fan and UPVC double glazed windows to both the front and side.

### **Outside**

To the front is a block-paved driveway providing off-street parking. Separate block paved steps lead down to the front door and storm porch with tiled floor. Remote up and over door leads into the GARAGE and on the opposite side double doors give access to an outside tap and is open to the rear. To the rear and accessed from the kitchen is a glass balustrade-enclosed Indian sandstone patio with steps leading down to the main garden and lawn. There are sleeper-edged beds and borders and steps leading down to further large sleeper-edged gravelled area. Small artificial lawn and an additional large sandstone patio with bench seating. There is also a large summer house/shed, further garden area and enclosed with a majority privet hedged perimeter.

### **Tenure - Freehold**

### **Council Tax**

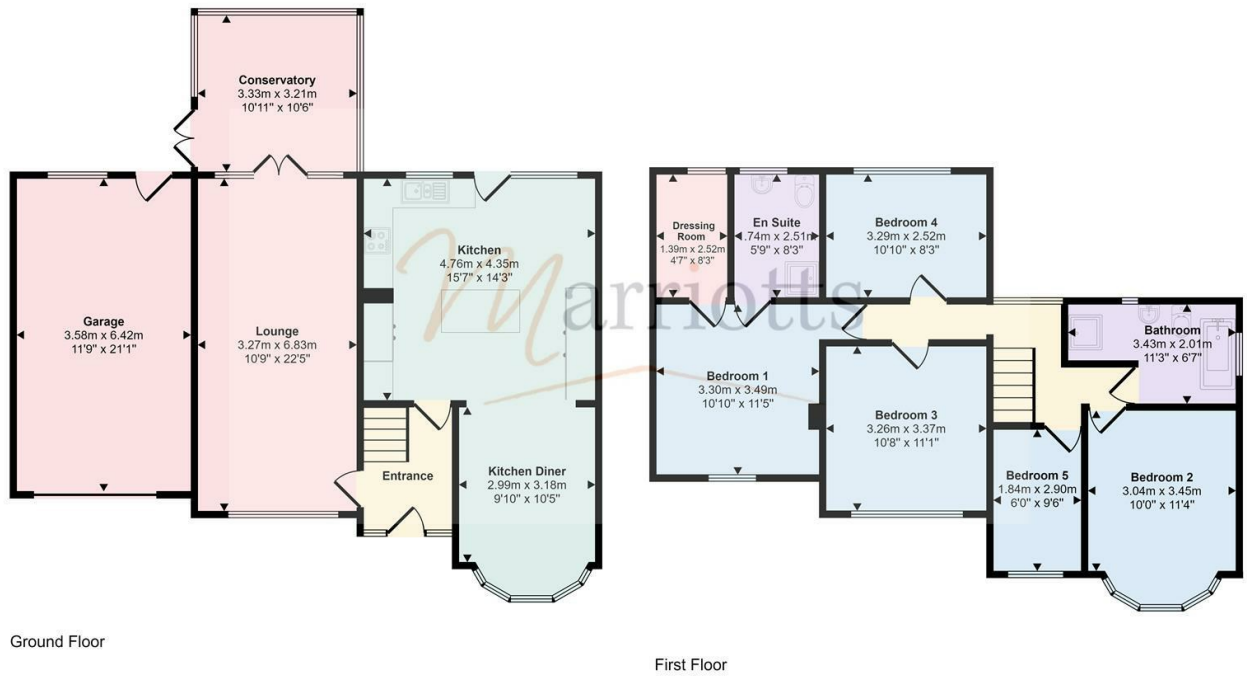
Gedling Borough Council - Band D











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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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