



12 Goddard Court, Mapperley Plains, NG3 5RP

Price Guide £400,000

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 Marriotts



12 Goddard Court Mapperley Plains, NG3 5RP

- Four bedrooms
- Lounge and study
- Lovely rear garden
- Three bathrooms
- Full length kitchen diner
- 9.7 meter garage

****GUDIE PRICE £400,000 - £410,000**** A lovely modern detached house with four bedrooms & three bathrooms, tucked away at the end of a shared private driveway within a popular development just off Mapperley Plains. There's a Sainsburys Local just around the corner and the popular Spring Lane farm shop just minutes walk away, with Gedling Country Park also close by!



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Overview

The property is very well presented throughout and has a beautiful rear garden and a 9.7m tandem garage. Entrance hallway, full length kitchen diner with granite worktops and bespoke units, downstairs toilet, good sized lounge and very useful separate study. Upstairs there are four bedrooms, family bathroom and two en-suite shower rooms. Fantastic family home with viewing strongly advised!

Entrance Hall

With front entrance door, wood style flooring, radiator and stairs to the first floor landing. Doors to kitchen, lounge and study.

Study

Wood style laminate flooring, radiator and UPVC double glazed bay window.

Lounge

With polished stone fireplace and hearth with living flame gas fire. Wood style flooring, two radiators and a double glazed sliding patio door leading out to the rear patio.

Kitchen

The kitchen area has a range of bespoke farmhouse-style units with solid granite worktops and under-counter Belfast sink. Space for an 1100mm range cooker with black glass extractor canopy, fitted solid wooden cupboards, integrated dishwasher and space for an upright fridge freezer. The kitchen area also has a patterned tiled floor, multiple ceiling downlights which continue through to the dining area, UPVC double glazed front window, radiator, UPVC double glazed composite side door and door to the cloakroom/WC.

Cloakroom/WC

With tiled floor, pushbutton toilet, pedestal wash basin with tiled splashback, radiator and extractor fan.

Dining Area

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

First Floor Landing

Loft access and airing cupboard housing the hot water

Bedroom 1

UPVC double glazed front window with fitted blinds, TV aerial point, radiator and as you enter the room there is a double built-in wardrobe with overhead downlight.

En-suite

Consisting of a fully tiled shower cubicle with chrome mains shower and half tiling to the remaining walls with mosaic glass tiled border. Push button toilet, pedestal wash basin, ladder towel rail, ceiling downlights, extractor fan, grey wood style floor covering and UPVC double glazed front window.

Bedroom 2

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

En-suite

Consisting of a fully tiled shower cubicle with chrome mains shower and half tiling to the remaining walls with Mosaic glass tiled border. Push button toilet, pedestal wash basin, ladder towel rail, ceiling downlights, extractor fan and grey wood style floor covering.

Bedroom 3

With wood-style laminate flooring, radiator, built-in double wardrobe and UPVC double glazed rear window.

Bedroom 4

With wood-style laminate flooring, radiator and UPVC double glazed front window.

Bathroom

Consisting of a bath with glass screen, feature full height patterned tiling and chrome mains shower. Pedestal washbasin, push button toilet, ladder style towel rail, ceiling downlights, extractor fan, electric shaver point, UPVC double glazed side window and grey wood style floor covering.

Outside

To the front, there is a gravelled cottage-style garden with a Lavender lined tiled path leading to the front door. There is a double-width driveway to the side providing parking for several vehicles with up and over door leading into the GARAGE. The garage measures 9.7m x 2.75m and has light and power and a composite side door leading to the rear garden. On the opposite side of the house, there is a path with an outside tap and security light, which also leads to the rear. To the rear, there is a feature patterned tiled patio accessed from the lounge, with security light and access onto the shaped lawn with gravel borders and part slate bedding areas with a variety of mature shrubs. Sleeper edge decking provides a further seating area along with tiered gravelled beds. To the rear of the garage, access can be gained to a further concealed side storage area at the far side of the garage.

Tenure - Freehold

Council Tax

Gedling Borough Council - Band E

Important Notice

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







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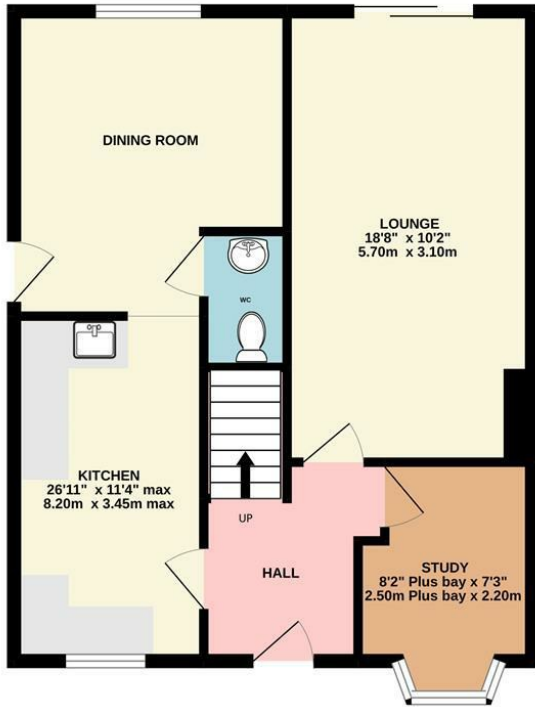
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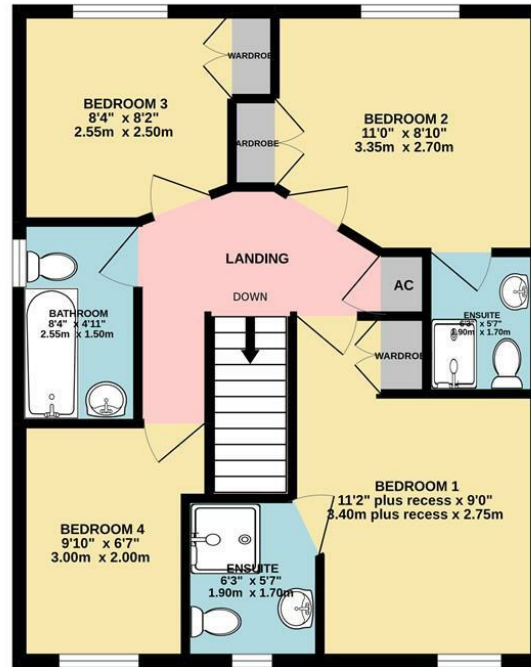




GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

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.
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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		
	74	84
England & Wales		EU Directive 2002/91/EC



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

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