



28 Gardenia Grove, Mapperley, NG3 6HZ

£270,000

 3  1  1  D





28 Gardenia Grove Mapperley, NG3 6HZ

- Three bedrooms
- Lounge with feature gas fire
- Combination boiler
- Modern kitchen & bathroom
- Large integral garage
- Integrated kitchen appliances

**** Guide Price £270,000 -£280,000**** Presented and maintained to a very high standard is this detached chalet style house with two/three bedrooms, a large integral garage, good-sized gardens and an elevated front-facing view. The ground floor provides flexible accommodation with the third bedroom currently used as a separate dining room, in addition to having a spacious dining/breakfast kitchen!

£270,000



Overview

The accommodation consists of a side entrance hall, lounge with feature inset remote log effect gas fire, spacious rear dining kitchen with feature lighting and integrated appliances including washing machine. Downstairs shower room with underfloor heating and separate dining room/bedroom 3 and on the first floor there are two double bedrooms, the front bedroom with elevated front-facing views and the property also has UPVC double glazing and gas central heating with a combination gas boiler.

Entrance Hall

With UPVC double glazed window and side door, stairs with under stair cupboard and radiator.

Lounge

With feature raised inset log effect gas fire, two wall light points, radiator and UPVC double-glazed front window.



Dining Kitchen

A range of wall and base units with polished granite style worktops, inset Blanco composite sink unit in white, tiled splashbacks, concealed worksurface lighting and feature LED kickboard lighting. Appliances consist of a brushed steel Neff electric double oven and four-ring ceramic hob with filter hood, along with integrated washing machine. Wood-style flooring, radiator, built-in cupboard and UPVC double-glazed window and door to the rear.

Dining Room/Bedroom 3

UPVC double glazed front window and radiator

Shower Room

A modern suite with fully tiled walls and floor and decorative mosaic tiled border. The suite consists of a large cubicle with a combi mains fed shower, push button toilet and washbasin set into vanity surround and base cupboards. UPVC double-glazed window and radiator.

First Floor Landing

Built-in shelved wardrobes, radiator and large airing cupboard housing the Main combination gas boiler.

Bedroom 1

Built-in four-door wardrobe, radiator, eaves access and UPVC double-glazed rear window.

Bedroom 2

UPVC double-glazed front window, radiator and eaves access.







Outside

To the front of the property is an ample block paved driveway with a raised stone-built planter, lawn with established borders, up and over door leading into the garage and steps leading up to the side of the property. The garage is a large single with light, power, fitted wall cupboards and access to further storage and underfloor access. Side lockable gated access leads to the rear where there's a full-width paved patio with an outside tap, LED floodlight and gravelled side area. Steps with a retaining wall lead up to a paved full-width seating area with sleeper edging and solar courtesy lighting. Lawn with steps lead up to the top of the garden and greenhouse.

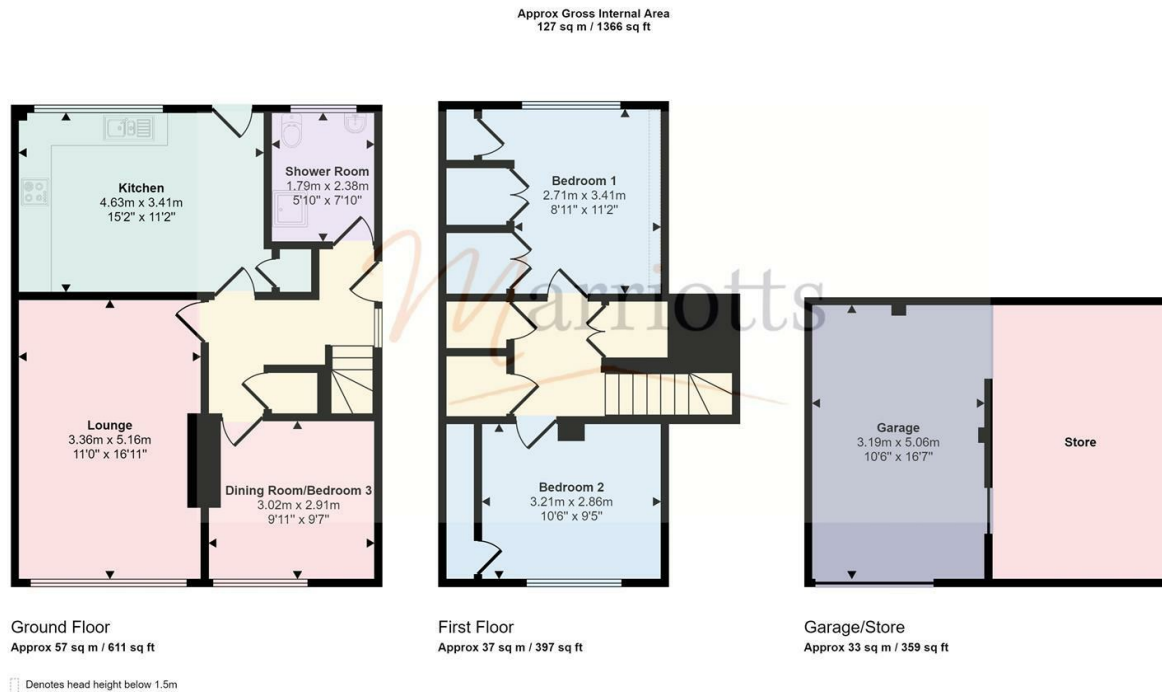
Useful Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C



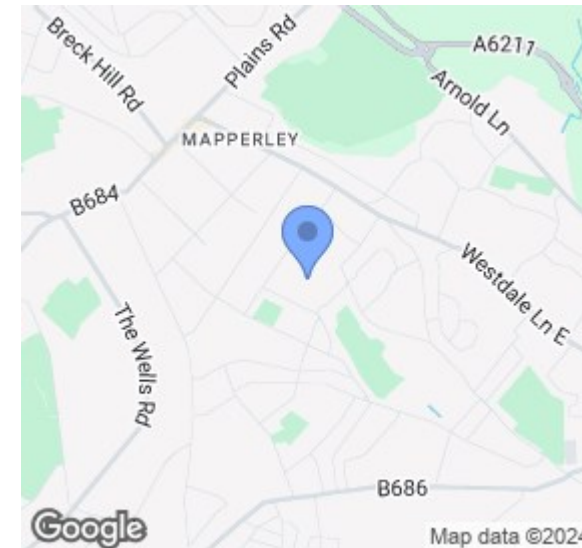




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

