



16 Hazel Grove, Mapperley, NG3 6DN

Asking Price £315,000

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- Three double bedrooms
- Extensive rear garden
- Several kitchen appliances
- Feature multi-fuel stove
- Utility room & outside toilet
- Close to Mapperley's shops

A lovely traditional three-bedroom semi-detached house in this highly sought after location of Hazel Grove, just a short walk from Mapperley's shops. The accommodation is over three floors with three double bedrooms, large bathroom and a virtually south facing rear garden!

Asking Price **£315,000**



Overview

Accommodation consists of an entrance porch and hallway, through lounge diner with wood style laminate flooring and a feature cast-iron multi-fuel stove. Modern kitchen with several integrated appliances with two double bedrooms on the first floor and large bathroom with corner bath and separate shower cubicle and a further double bedroom on the top floor with eaves access. The property also has UPVC double glazing and gas central heating with combination boiler installed in January 2017.

Entrance Porch

With double glazed composite entrance door, tiled floor and secondary door through to hallway.

Hallway

Radiator, stairs to the first floor landing and glazed panel door through to the lounge.



Lounge Diner

With wood style laminate flooring and feature recessed cast-iron multi-fuel stove with slate coloured hearth. UPVC double glazed bay window to the front with feature radiator, three wall light points, decorative coving, further radiator in the dining area with UPVC double glazed rear window and glazed panel door through to the kitchen.

Kitchen

A range of units with wood effect worktops and upstands with stainless steel sink unit and drainer. Appliances consist of brushed steel trim electric double oven, separate five-ring gas hob with tiled splashback, and brushed steel/glass extractor canopy along with integrated washing machine and dishwasher. Patterned tile effect floor covering, under-stairs pantry cupboard, radiator, UPVC double glazed window and double glazed composite side door.

First floor landing

With stairs to the second floor and doors to two bedrooms and bathroom.

Bedroom 1

Built-in wardrobes with part mirrored sliding doors, separate storage cupboard, UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bathroom

With high quality tile effect floor covering, the suite consists of a corner bath, fully tiled cubicle, pedestal wash basin and toilet. Half tiling to the remaining walls, radiator and airing/linen cupboard.

Second Floor Landing

Eaves access with light and door to the bedroom.







Bedroom 3

Also with eaves access with light, UPVC double glazed side window and radiator.

Outside

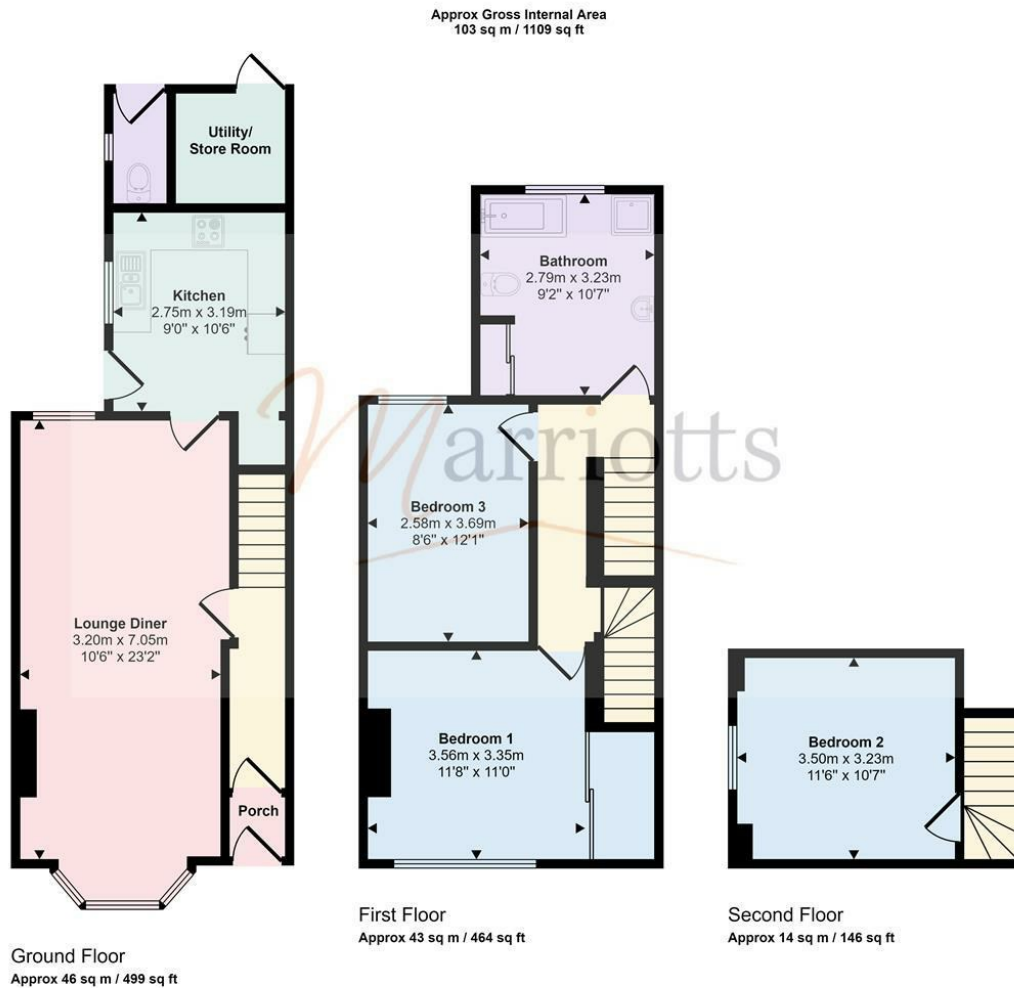
To the front is a full-width block paved driveway providing parking for two cars. Side gated access leads to a paved area with an outside tap and halogen security light. The paved area extends to the rear of the property with a large full-width patio, second halogen security light and doors to both the outside toilet and a separate utility/storeroom with tiled floor, light, power and UPVC double-glazed door and window. There's an extensive lawned garden with shaped established borders leading to a larger garden shed/workshop with power connected, enclosed with a concrete post and fence panelled perimeter.

Useful Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B





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			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

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