



34 Marshall Hill Drive, Mapperley, NG3 6FS

£320,000

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34 Marshall Hill Drive Mapperley, NG3 6FS

- Three bedrooms
- Brick & UPVC conservatory
- Modern bathroom
- Modern kitchen + appliances
- Spacious bay fronted lounge
- Good sized garden

A very impressive, fully refurbished traditional semi-detached house with three bedrooms, a lovely refurbished kitchen, modern bathroom, utility room and a downstairs toilet, plus a conservatory and a great sized garden. Immaculate throughout!

£320,000



Overview

The accommodation consists of an entrance porch and hallway with original front door and stair balustrade, bay fronted living room, a walk-through utility room and downstairs toilet. The superb modern kitchen has quartz worktop and several integrated appliances including fridge freezer and dishwasher, leading through to the conservatory which in turn leads out to the rear garden. Upstairs there are three bedrooms and a modern bathroom and the property also has UPVC double glazing and gas central heating with combination boiler.

Entrance Porch

With UPVC double-glazed front door with light, smart gas meter and original leaded secondary door and windows through to the hallway.

Hallway

With wood laminate flooring, radiator and original balustrade staircase leading to the first floor with under-stair cupboard. Doors leading to the lounge, kitchen and through to the utility room and downstairs toilet.

Utility Room

With light and power, plumbing for a washing machine and wood laminate flooring continuing through to the downstairs toilet.



Downstairs Toilet

With toilet, wash basin, power points, window to the rear and Main combination gas boiler.

Living Room

Decorative fireplace recess, UPVC double-glazed bay window, radiator and wood laminate flooring.

Kitchen

A range of modern wall and base units with soft close doors and drawers, quartz worktops and inset enamelled one-and-a-half bowl sink unit and drainer. Built-in recycle bins and appliances consisting of Zanussi electric oven, four-ring induction hob, brushed steel extractor canopy, integrated fridge freezer and Zanussi dishwasher. LED downlights, radiator and UPVC double glazed double doors through to the conservatory.

Conservatory

Being brick built with UPVC double glazing and pitched polycarbonate roof with ceiling fan/light. Power points and double doors leading out to the garden.

First Floor Landing

UPVC double glazed side window and loft access.

Bedroom 1

Built-in four-door wardrobe with part mirrored doors, matching freestanding bedside cabinets, UPVC double glazed front window and radiator.

Bedroom 2

Original built-in shelved cupboard, UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of a shaped bath and screen with full height tiling, fixed head rain shower and separate handheld mixer. Dual flush toilet, wash basin with ample vanity cupboards and drawers, traditional patterned tiled floor, LED downlights, chrome ladder towel rail and two UPVC double-glazed side windows.

Outside

There is an ample gravelled frontage behind a privet hedge providing parking for two cars. Side gate then leads to the rear where there is a garden shed, a large gravelled/patio seating area with sleeper edging, outside tap and well-maintained lawn with established borders, enclosed with a concrete post and fence panelled perimeter.

Material Information







TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band B
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: Planning permission granted to demolish the existing conservatory and construct a single storey extension
FLOOD RISK: No
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Downstairs Toilet
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British Gas
MAINS ELECTRICITY PROVIDER: British Gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Step up from porch to hallway. Level rear access.





Approx Gross Internal Area
87 sq m / 937 sq ft



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(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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