



37 Penarth Rise, Mapperley, NG5 4EE

£264,950

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# 37 Penarth Rise Mapperley, NG5 4EE

- Refurbished
- Gas central heating
- Double glazing
- Three bedrooms
- Garage and driveway
- NO UPWARD CHAIN

A modern refurbished semi-detached house in a desirable location just off Sherwood Vale, with easy access to both Mapperley & Sherwood's thriving shopping area! Redecorated, new flooring throughout and for sale with NO UPWARD CHAIN!!

£264,950



## Overview

Nestled in the quiet residential crescent of Penarth Rise in Sherwood, this modern semi-detached house is a true gem waiting to be discovered. Boasting a delightful open plan kitchen diner that seamlessly flows out to the patio and garden through double doors, this property is perfect for hosting gatherings or simply enjoying peaceful evenings at home. The property also features a sleek modern bathroom and LED downlights in most rooms, adding a touch of modern elegance to the interior.

Convenience is key with parking available for two vehicles and a garage equipped with a remote electric roller door for easy access. And there's also a good sized rear garden with a full-width block paved patio and rear access to the garage.

If you're looking for a place to call home with a modern interior, in a peaceful and popular neighborhood, yet with the convenience of easy access to surrounding amenities, this could be the perfect property for you!

## Entrance Porch

UPVC double glazed and brick porch.



### Entrance Hallway

Having UPVC double glazed door, radiator, stairs to first floor and doors leading to the lounge and dining kitchen.

### Lounge

To the front of the property with radiator, UPVC double glazed window, gas fire with marble and white wooden surround and arch way to the dining area.

### Kitchen Diner

The dining area has grey plank effect vinyl, radiator and UPVC double glazed French doors to the rear garden. The kitchen area also has grey plank effect vinyl, a range of white wall and base units incorporating a stainless steel one and a half bowl sink and drainer, new electric oven and gas hob. There is also a new washing machine and fridge freezer. To the rear is a UPVC double glazed window and side door gives access to a paved area behind the garage.

### First Floor Landing

With UPVC double glazed window and storage cupboard. Loft access to the combi boiler.

### Bedroom 1

To the front of the property with radiator, UPVC double glazed window and built in double wardrobe.

### Bedroom 2

To the rear of the property with radiator, UPVC double glazed window and built in double wardrobe.

### Bedroom 3

Having radiator and UPVC double glazed window to the side elevation.

### Bathroom

Fully tiled with a new white suite incorporating a shower over the bath, chrome ladder style radiator and two UPVC double glazed windows.

### Outside

To the front is a lawned area, gated side access and driveway in front of the garage which has power, light, an electric door to the front and a courtesy door at the rear. To the rear is a private garden with patio area, lawn and mature trees and shrubs.

### Material Information

TENURE: Freehold



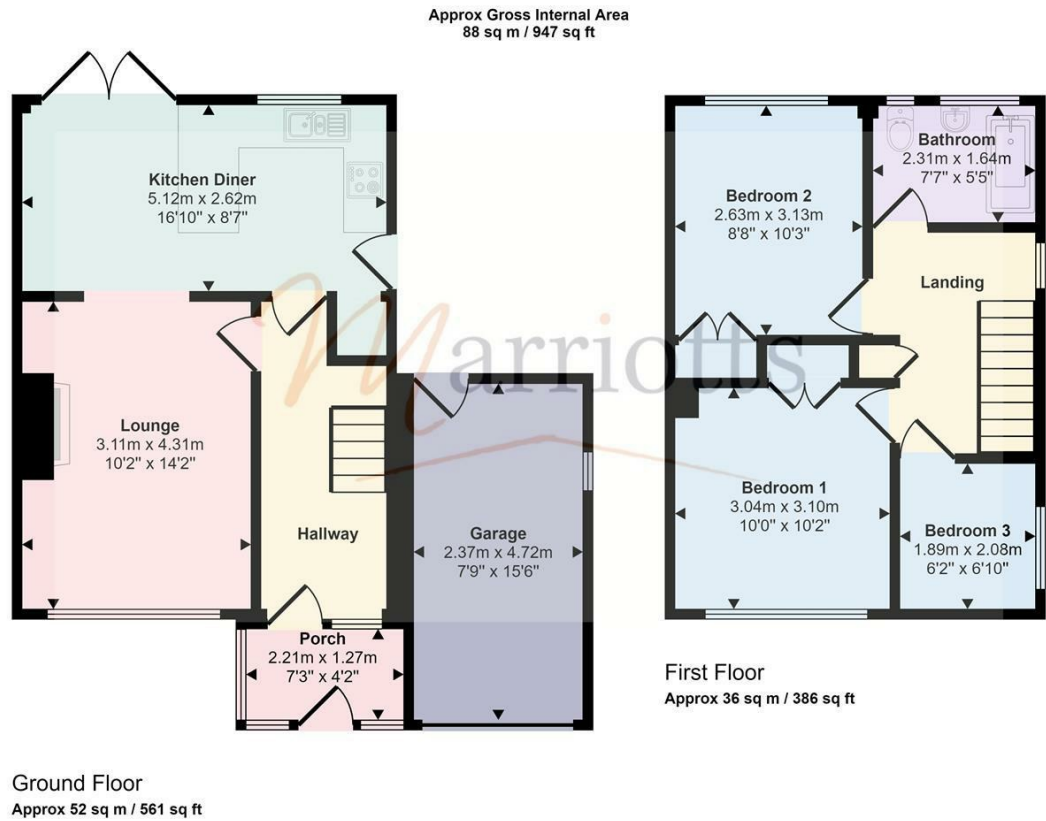




COUNCIL TAX: Nottingham City Council - Band B  
PROPERTY CONSTRUCTION: Brick Cavity  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: no  
ASBESTOS PRESENT: no  
ANY KNOWN EXTERNAL FACTORS: no  
LOCATION OF BOILER: loft  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: EDF Energy  
MAINS ELECTRICITY PROVIDER: EDF Energy  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: not known  
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: Level access to the front and rear.







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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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



**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.
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41 Plains Road, Mapperley, Nottingham, NG3 5JU  
 0115 953 6644  
 sales@marriotts.net

[www.marriotts.net](http://www.marriotts.net)

