



11 Ganton Close, Mapperley, NG3 3ET  
£305,000

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 Marriotts



# 11 Ganton Close Mapperley, NG3 3ET

- Extended detached house
- Cul de sac location
- Good sized plot and garden
- Centrally heated conservatory
- Extended breakfast kitchen
- Garage and driveway

A very well presented and extended detached family home in a cul-de-sac location, with lounge diner, downstairs toilet, large extended breakfast kitchen and a great sized centrally heated UPVC double glazed conservatory!

£305,000



## Overview

The accommodation consists of an entrance hallway with downstairs toilet, an open-plan lounge and a dining area with electric fire leading leads through to a lovely conservatory with a feature full-width media wall with shelving, central space for a TV and pelmet downlighting. The kitchen opens up to the extended breakfast area with double doors opening out to the patio and garden. Upstairs there are three bedrooms, two of which have a range of wardrobes and bedroom furniture by Impressions, and a bathroom with electric shower. The property also has UPVC double glazing and gas central heating with the boiler located in the garage.

## Entrance Hall

With UPVC double-glazed front entrance door, laminate flooring, radiator and doors to both the downstairs toilet and lounge diner.

## Downstairs toilet

With washbasin, laminate flooring, toilet, radiator and UPVC double-glazed front window.

## Lounge Diner

Decorative brushed steel electric fire, laminate flooring continuing though to the dining area, UPVC double-glazed front window, radiator and door through to the kitchen. The dining area also has a radiator and UPVC double-glazed double doors leading through to the conservatory.



### Conservatory

Being brick built with UPVC double-glazed windows, pitched polycarbonate roof and light, central heating radiator, power, laminate flooring and double doors leading to the side patio. Full width feature media wall with ample shelving, cupboards and pelmet downlights.

### Kitchen

A range of wall and base units with feature brushed metal effect worktops, inset stainless steel sink unit and drainer, pelmet downlights, tiled splashbacks and concealed worksurface lighting. Integrated brushed steel trim electric double oven and four ring halogen hob with extractor canopy and plumbing for a washing machine. The breakfast area has an under-stair cupboard with light, tiled floor, radiator and UPVC double glazed double doors leading out to the patio.

### First Floor Landing

Airing cupboard, UPVC double-glazed side window and loft hatch leading into a partly boarded roof space with light.

### Bedroom 1

A range of built-in bedroom furniture by Impressions consisting of wardrobes with soft-close doors and drawers with a central dressing table and overhead storage. Matching freestanding bedside cabinets, UPVC double-glazed front window and radiator.

### Bedroom 2

UPVC double glazed rear window and radiator.

### Bedroom 3

With built-in double wardrobe by Impressions with soft close doors, UPVC double glazed front window and radiator.

### Bathroom

With fully tiled walls, the suite consists of a bath with an electric shower and glass screen, pedestal washbasin and toilet. Radiator and UPVC double-glazed rear window.

### Outside

To the front, there is a lawned garden and a tarmac driveway leading to the single garage and side gated access leading to the rear. The garage has an up-and-over door, light, power, wall-mounted gas boiler, meter boxes, RCD board and cold water tap. To the rear is a stone flagged patio which is accessed from the breakfast area, with outside tap, LED floodlight and feature wall lighting and steps leading up to the lawn. The patio extends to a path across the rear of the conservatory with further feature wall lighting, eventually to a further raised paved patio and garden shed, enclosed with a concrete post and fence panelled perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band C

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None





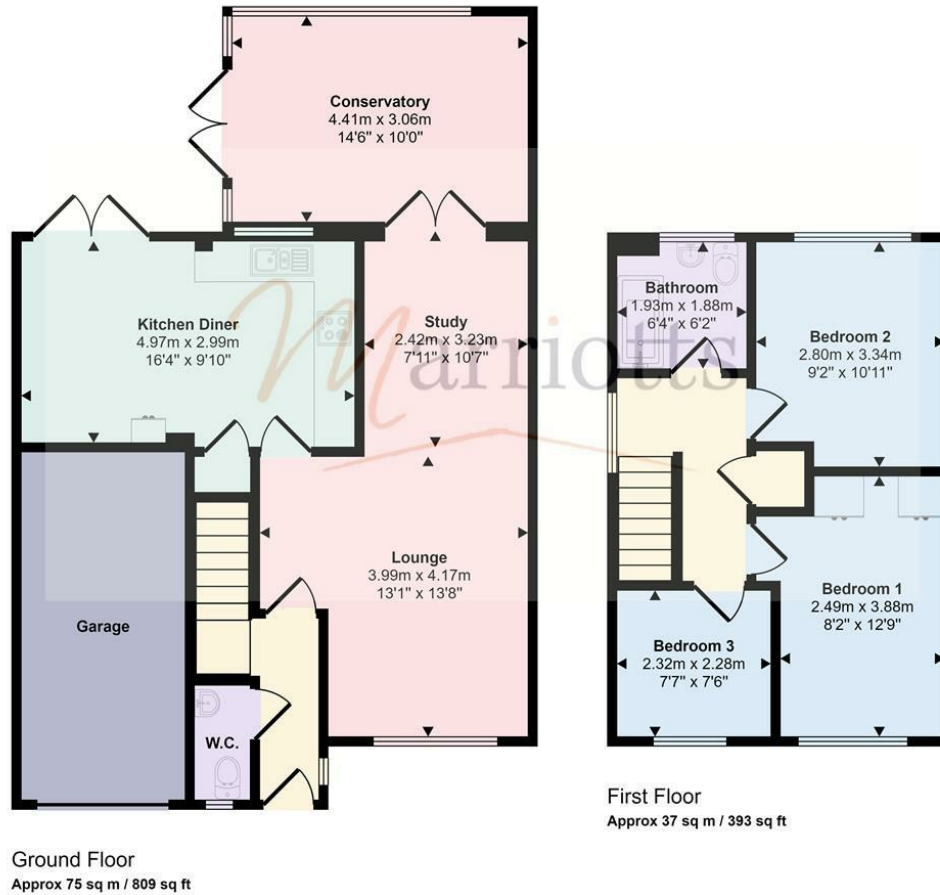


FLOOD RISK: None  
ASBESTOS PRESENT: No  
ANY KNOWN EXTERNAL FACTORS: None  
LOCATION OF BOILER: In the garage  
UTILITIES - Mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: British Gas  
MAINS ELECTRICITY PROVIDER: Eon  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
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 both front and rear. Step up to rear lawn.





Approx Gross Internal Area  
112 sq m / 1202 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>65</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

