



34 Steedman Avenue, Mapperley, NG3 6DL

£360,000





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- Three bedrooms
- Modern bathroom
- Original features
- Great location for Mapperley
- Lounge & dining room
- Great sized garden

A traditional three-bedroomed detached house in a great location just a short walk from Mapperley's wide range of amenities. Lovely sized south west facing garden and many original features including exposed floorboard, internal doors and fireplaces!

£360,000



Overview

The accommodation consists of an entrance porch with original secondary door leading to the hallway. Front dining room with bay window and double doors through to the separate lounge, both with original exposed floorboards. The kitchen leads through to a small rear conservatory extension, leading out to the rear patio and garden. Upstairs there are three bedrooms, the two larger bedrooms with feature decorative fireplaces, and a modern bathroom in white with shaped bath, folding screen enclosure and mains shower. The property also has UPVC double glazing and gas central heating with a combination gas boiler.

Entrance hall

Entrance porch with UPVC double glazed double doors, original secondary door with stained glass windows. Stairs to the first-floor landing, radiator, and understair cupboard housing the meters and RCD board.

Dining Room

Brick fireplace recess with original tiled hearth, exposed original floorboards, radiator, UPVC double glazed bay window to the front and glazed double doors through to the lounge.



Lounge

With original tiled hearth and gas point, exposed floorboards, radiator and UPVC double glazed double doors to the rear garden.

Kitchen

Base unit with large stainless steel drainer and sink, gas cooker point, wall mounted Ideal combination gas boiler, slate coloured floor tiles, plumbing for washing machine, window and doorway through to the conservatory.

Conservatory

With matching slate coloured floor tiles, polycarbonate roof, radiator and UPVC double glazed windows and door leading to the rear patio.

First Floor Landing

Loft hatch with ladder into a partly boarded roof space with light.

Bedroom 1

Feature decorative cast iron fireplace with tiled hearth, exposed floorboards, radiator and UPVC double glazed rear window.

Bedroom 2

With original ceramic tiled fireplace and hearth, exposed floorboards, UPVC double-glazed front window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of a shaped bath with folding screen enclosure and chrome mains shower, dual flush toilet and pedestal washbasin. Chequered tile effect floor covering, radiator, ceiling downlights and UPVC double glazed rear window.

Outside

To the front is an ample full-width block paved driveway and side gated access with path and outside tap leading to the rear. To the rear is a large crazy paved patio, halogen security light and great sized lawn with vegetable boxes/planters. At the end of the garden is a child's Wendy house, a large garden shed, enclosed with a mixture of privet hedging and fencing to the perimeter.

Material Information

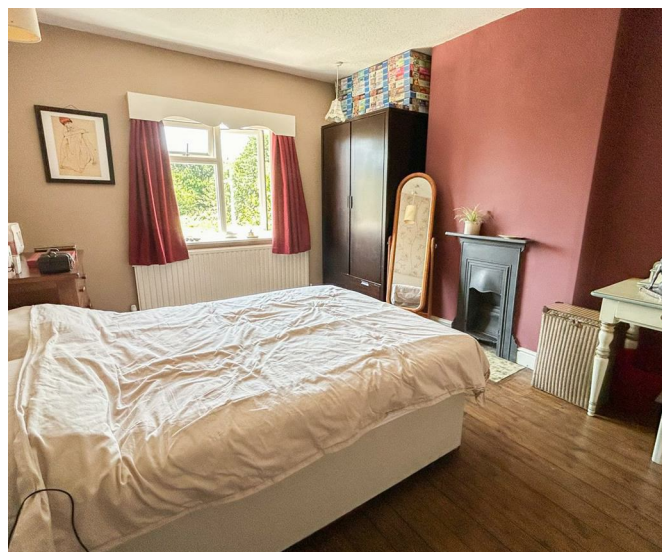
TENURE: Freehold

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low





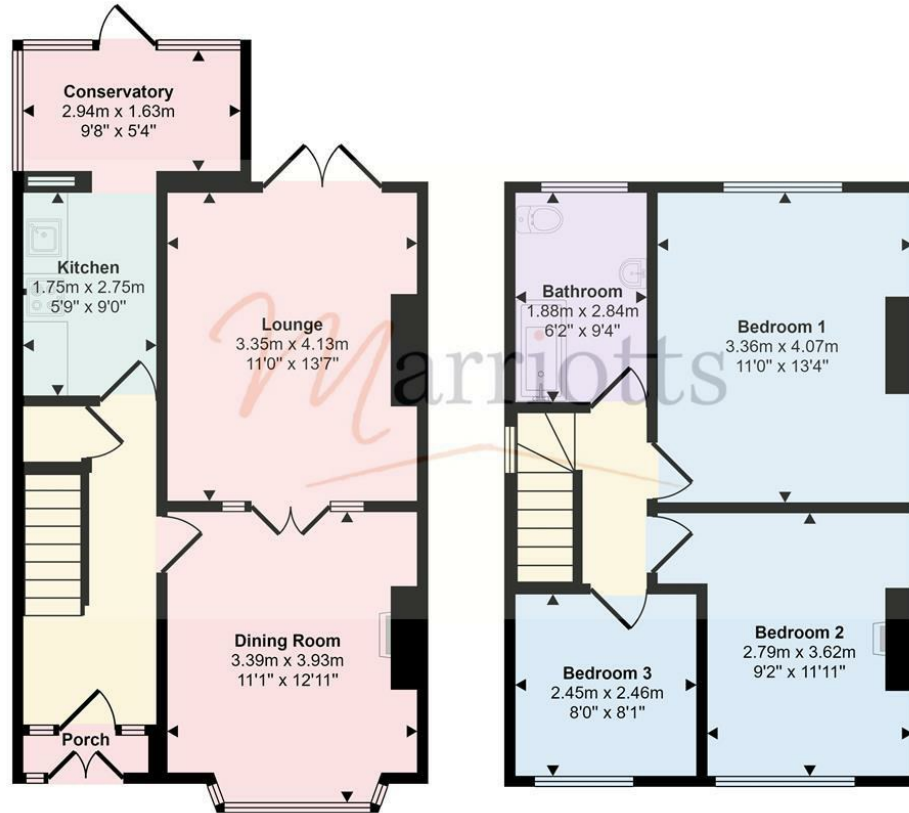


ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Ovo
MAINS ELECTRICITY PROVIDER: Ovo
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: 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 front and rear.





Approx Gross Internal Area
91 sq m / 976 sq ft



Ground Floor
Approx 48 sq m / 519 sq ft

First Floor
Approx 42 sq m / 457 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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