



52a Kenrick Road, Mapperley, NG3 6HN

£275,000

 3  1  1  C

Marriotts



52a Kenrick Road Mapperley, NG3 6HN

- Three bedrooms
- Lovely enclosed rear garden
- Solar panels and new roof
- Modern kitchen & bathroom
- Full length lounge diner
- Parking for two cars

A very well-presented and modernised semi-detached house with three bedrooms, modern kitchen and bathroom, a lovely rear garden, parking for two cars, solar panels and a brand new roof in May 2024!

£275,000



Overview

Situated on Kenrick Road in Mapperley is this delightful semi-detached house which is a true gem waiting to be discovered. Stylish throughout with modern kitchen and bathroom, this property offers the perfect blend of comfort and functionality.

As you step inside, you'll be greeted by a spacious hallway, with wood style laminate flooring which seamlessly flows through to both the lounge diner and kitchen. The kitchen has several integrated appliances, including fridge freezer and dishwasher and also houses the concealed Worcester Bosch combination gas boiler. The lounge diner is a standout feature, complete with a charming cast iron coal effect gas fireplace that adds a touch of elegance to the space, with double doors leading out to the rear patio and garden.

Upstairs, the landing is also spacious and bright, with access to all three bedrooms and the modern contemporary bathroom with electric shower over the bath.

One of the highlights of this property is the lovely garden, featuring an Indian Sandstone patio where you can unwind and enjoy the outdoors in style. With solar panels, and a brand new roof was installed in May 2024, you can rest assured that this home is not only beautiful but also energy-efficient and well-maintained.

Parking is no issue with a block paved driveway offering space for two vehicles. Whether you're looking for a peaceful retreat or a place to create lasting memories with loved ones, this property on Kenrick Road is sure to tick all the boxes. Don't miss out on the opportunity to make this house your home sweet home.



Entrance Hall

With UPVC double-glazed front entrance door and frosted side panels, spindled staircase to the first floor with under-stair cupboard, radiator, wood style laminate flooring continuing through to both the lounge diner and kitchen.

Lounge Diner

Feature cast iron open grate coal effect gas fire, two radiators, UPVC double-glazed bay window to the front and UPVC double-glazed double doors leading out to the rear patio.

Kitchen

A range of units in gloss white with wood effect worktops and inset one-and-a-half bowl stainless steel sink unit and drainer with tiled splashbacks. The appliances consist of an integrated brushed steel trim electric oven, four-ring Induction hob with filter hood, integrated fridge freezer and dishwasher. Plumbing for washing machine, UPVC double-glazed side window and UPVC double-glazed rear door.

First Floor Landing

A spacious landing with loft access and UPVC double glazed side window,

Bedroom 1

Built-in sliding door wardrobes, UPVC double-glazed rear window and radiator.

Bedroom 2

UPVC double glazed front window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of a large bath with glass screen, central mixer taps, electric shower, full height tiling and wood style bath panel. Concealed cistern dual flush toilet and washbasin with matching wood effect surround with half tiling to the remaining walls, chrome ladder towel rail, ceiling downlights, extractor fan and two UPVC double glazed rear windows.

Outside

To the front is a block paved driveway providing parking for two cars with side gates access leading to a further matching block paved area with outside tap. To the rear is a recently laid full-width Indian Sandstone patio and lawn with established borders containing a variety of shrubs and seasonal plants. Small pond, raised box planters/vegetable plots, garden shed and enclosed with a fenced 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: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: No



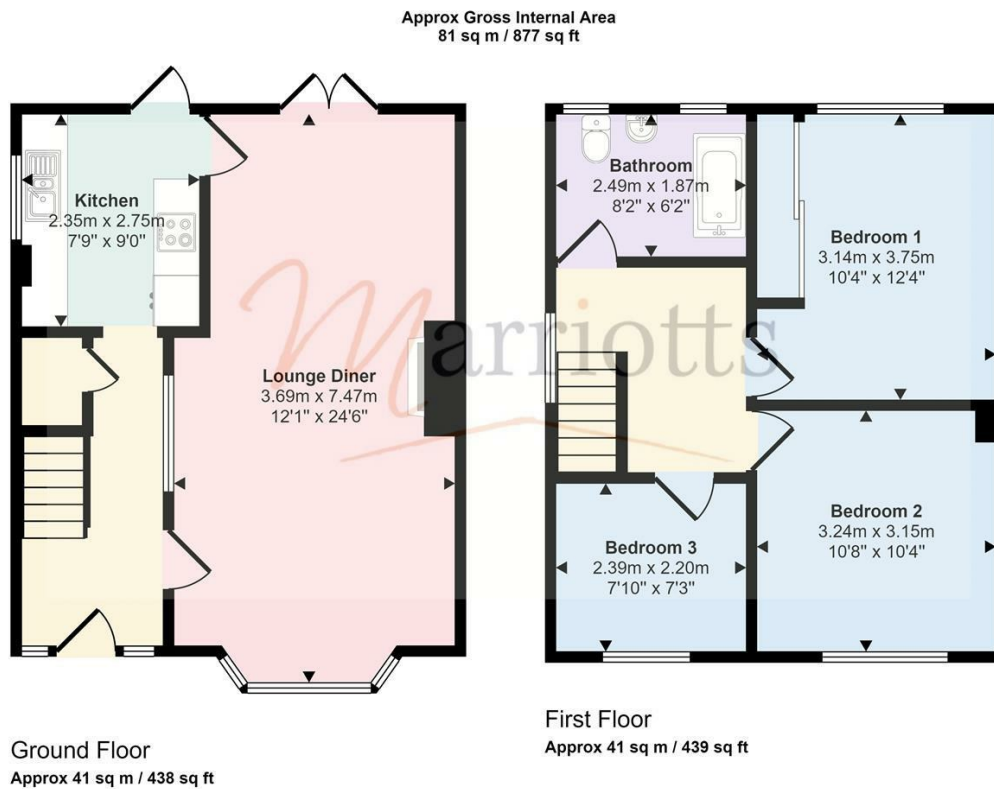




LOCATION OF BOILER: Kitchen cupboard
UTILITIES - Mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus
MAINS ELECTRICITY PROVIDER: Octopus
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: Not available.
ACCESS AND SAFETY INFORMATION: Stepped front and rear access







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		85
(81-91) B		
(69-80) C	72	
(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.

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.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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

www.Marriotts.net

