



69 Sandford Road, Mapperley, NG3 6AH

£325,000

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Marriotts



A white Samsung refrigerator with a "MY ORGANIC" sticker and a "10" energy rating label.

The kitchen features white cabinets, a dark countertop, a stainless steel range hood, a sink, and a window. A vase of pink and white flowers sits on the table in front of the kitchen area.

A wooden dining table with two black chairs. One chair has a black and white patterned seat cushion.

Tall white cabinets on the right side of the kitchen, including a tall cabinet with a patterned bag hanging on it.

An LG Steam+ A+++ washing machine with a "FLUORESCENT GLASS" door.

A white washing machine partially visible in the bottom left corner.

69 Sandford Road Mapperley, NG3 6AH

- Dormer bungalow
- En-suite bathroom
- Recently re-rendered
- Three bedrooms
- Breakfast/dining kitchen
- Desirable location

A modernised detached dormer bungalow with three bedrooms, downstairs shower room and first floor master bedroom with en-suite bathroom. Bay-fronted lounge, breakfast/dining kitchen and separate dining room/spare bedroom!

£325,000



Overview

Located on a very desirable road just a short distance from Mapperley's thriving shopping area, offering a wide range of amenities, including numerous cafe's bars and restaurants, post office, library, doctors and dentists. The property has been modernised in recent years and the external walls re-rendered approximately two years ago. There's also a block paved driveway with double gates leading to a further block paved area and full width paved rear garden with two sheds and lawn located at the far side of the bungalow.

As you step inside, you'll be greeted by a lovely hallway with original Oak strip flooring and access to the staircase and first floor. There is a bay-fronted lounge and a separate dining room, which can also be used as a bedroom, providing versatility to suit your needs. The kitchen has ample breakfast/dining space as an alternative and comes complete with integrated oven and hob and access to the rear garden.

Upstairs is the master bedroom with en-suite bathroom. The bedroom has large Velux windows which flood the room with natural light during the day, with the added benefit of fitted blackout blinds for the evening. There is also the addition of a further recessed space with eaves access and further Velux window.

The bungalow also has UPVC double glazing throughout and gas central heating with modern radiators and a Worcester Bosch combination boiler.

Entrance Hall

With double glazed composite front entrance door, original Oak strip flooring, radiator, two ceiling light points, large under-stair cupboard and doors to all ground floor rooms.



Lounge

UPVC double glazed bay window to the front and UPVC double-glazed side window. radiator, provisions for a wall-mounted electric fire and cupboard housing the RCD board.

Breakfast/Dining Kitchen

A range of units with gloss white doors, granite effect worktops with inset one-and-a-half bowl composite sink unit and drainer and tiled splashbacks. Integrated brushed steel electric oven and four-ring gas hob with extractor canopy, plumbing for washing machine, wall-mounted Worcester Bosch combination gas boiler, slate-coloured tiled floor, radiator, UPVC double glazed side window and UPVC double-glazed window and door to the rear.

Bedroom 2

UPVC double glazed bay window to the front and radiator.

Bedroom 3

Currently used as a dining room with UPVC double glazed rear window and radiator.

Shower Room

With tile floor and majority fully tiled walls, the suite consists of a large walk-in glass partitioned cubicle with chrome mains shower, dual flush toilet and pedestal washbasin. Chrome ladder towel rail, extractor fan and UPVC double glazed rear window.

First Floor Landing

With door leading to the bedroom.

Bedroom 1

Two large Velux windows with fitted black-out blinds, radiator and eaves access. Additional walk-through recess with downlighting, radiator, eaves access and a small Velux window with fitted black-out blind.

En-suite Bathroom

Consisting of a bath with tiled surround, matching panel and central mixer tap with shower attachment. Dual flush toilet, pedestal washbasin, frosted Velux window, fully tiled walls, tiled floor and chrome ladder towel rail.

Outside

The block paved driveway provides off-street parking. A rendered retaining wall with side steps leading up to the front door and lawn, with gravel borders and further side lawn. A block paved driveway has double wooden gates leading to further block paved standing and garden shed. To the rear is a full-width raised patio/seating area with wall light points, a second shed and a lawn to the far side of the bungalow with outside tap, established borders and a fenced perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band C
PROPERTY CONSTRUCTION: solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: low





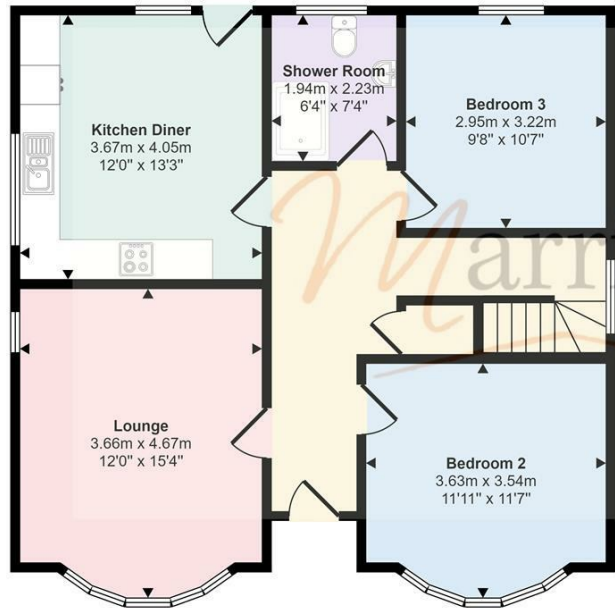


ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: TBC
MAINS ELECTRICITY PROVIDER: TBC
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: TBC
BROADBAND AVAILABILITY: 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





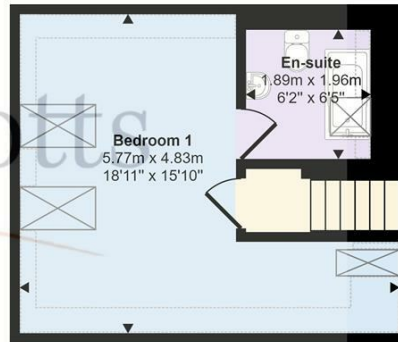
Approx Gross Internal Area
102 sq m / 1100 sq ft



Ground Floor
Approx 74 sq m / 801 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 28 sq m / 300 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	53	
(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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