



2a Northcliffe Avenue, Mapperley, NG3 6DA

£350,000



Marriotts







# 2a Northcliffe Avenue Mapperley, NG3 6DA

- Three double bedrooms
- Full length lounge diner
- Private gated driveway
- Modern kitchen + appliances
- Lovely rear garden
- NO UPWARD CHAIN

A detached family home on a desirable road just off Kenrick Road at the Westdale Lane end. Three double bedrooms, private gated driveway, lovely rear garden, modern kitchen with integrated appliances and full length lounge diner. For sale with NO UPWARD CHAIN!!

£350,000



## Overview

Welcome to this modern detached house located on the desirable Northcliffe Avenue, conveniently situated just a short distance from Mapperley's bustling shopping area, providing easy access to amenities while still offering a tranquil residential setting.

As you step inside, you'll be greeted by the hallway, with open-tread staircase and access to both the breakfast/dining kitchen and living room. The living room is full length and has a feature marble fireplace with electric fire and patio door out to the garden. The bright and airy full-length breakfast kitchen has windows to three sides, gloss white units with Corian worktops, matching upstands and integrated appliances including washing machine, fridge and freezer.

A couple of the highlights of this property are the lovely mature rear garden and the gated frontage and driveway which provides an added layer of privacy and security, whilst providing parking for at least two cars, plus the garage with adjoining rear workshop area.

## Entrance Hall

with UPVC double-glazed front door and window, open tread staircase leading to the first-floor landing, radiator, walk-in cloaks cupboard and doors to both the kitchen diner and lounge.



### Lounge

marble fireplace and hearth with pebble effect electric fire, UPVC double glazed front window and UPVC double-glazed sliding patio door to the rear. Two wall light point and radiator.

### Kitchen Diner

The kitchen area is fitted with a range of doors in Gloss white with Corian worktops, matching splashback and inset one-and-a-half bowl enamelled sink unit and drainer. Appliances consists of integrated Bosch electric double oven, separate John Lewis four-ring ceramic hob, John Lewis washing machine and integrated Bosch fridge and freezer. UPVC double glazed rear window, UPVC double glazed window and door to the side and the front dining area has radiator and UPVC double glazed windows to both the side and front.

### First Floor Landing

with double airing cupboard with hot water cylinder, radiator and loft access.

### Bedroom 1

built-in wardrobe, UPVC double glazed front window and radiator.

### Bedroom 2

UPVC double glazed front window and radiator.

### Bedroom 3

Built-in wardrobes on either side of a dressing table recess with overhead storage. UPVC double-glazed rear window and radiator.

### Bathroom

with full height tiling to three walls, the suite consists of a corner bath, pedestal washbasin and toilet. Heated towel rail and UPVC double glazed side window.

### Outside

To the front double gates lead onto the driveway which combines parking for at least three cars. Access to the garage, separate pedestrian gate and side gate leading to the rear. To the rear is a full-width block paved patio/seating area with PVC storage sheds and an integral store with light, power, taps and freestanding gas boiler. There is also a garden shed, two lawned areas, established borders and bedding areas and a side door leading into the garage with a rear workshop area.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:











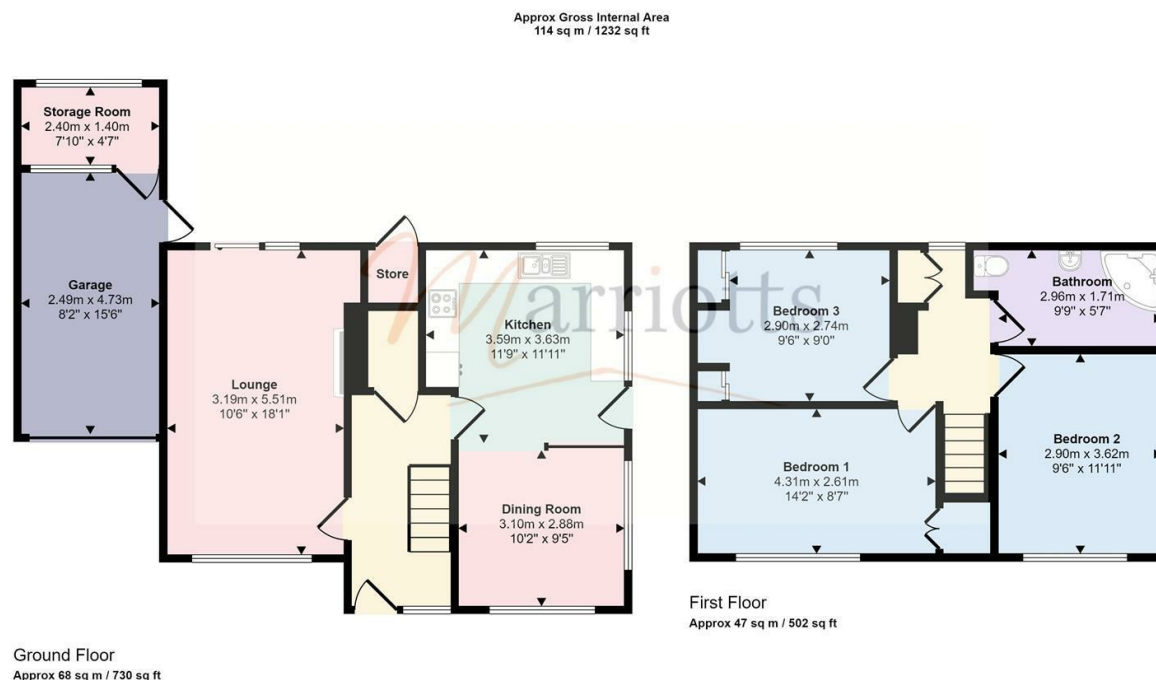
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
FLOOD RISK:  
ASBESTOS PRESENT:  
ANY KNOWN EXTERNAL FACTORS:  
LOCATION OF BOILER:  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER:  
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:  
  
OTHER INFORMATION:











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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.
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