



7 The Mount, Mapperley, NG3 6FX  
£279,000



Marriotts







# 7 The Mount Mapperley, NG3 6FX

- Three bedrooms
- Modern kitchen
- Well maintained gardens
- Downstairs shower & toilet
- Full length lounge diner
- Cuul-de-sac location

**FOR SALE WITH NO UPWARD CHAIN!!** A well-maintained dormer style detached house in a cul-de-sac location, with three bedrooms, refurbished ground floor shower room and modern breakfast kitchen, and a full length lounge diner. The property also has well-maintained gardens and a garage!

**£279,000**



## Overview

Nestled in the tranquil cul-de-sac of The Mount, Mapperley, this charming detached chalet-style house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, including two situated on the first floor and a versatile ground floor room that can serve as an additional bedroom, study or reception space, this property is perfect for families or those seeking extra room.

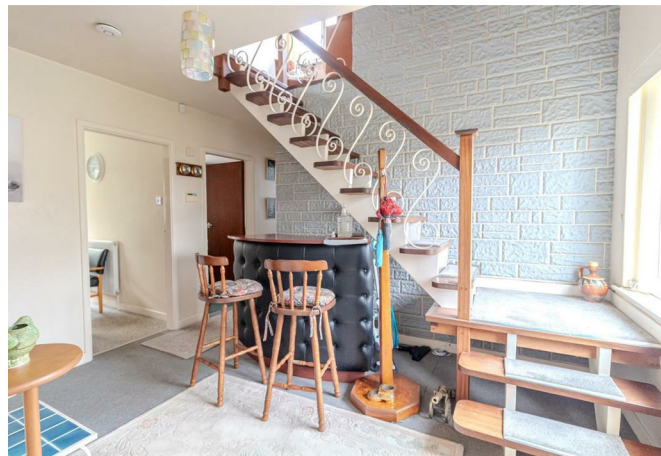
The ground floor boasts a recently refurbished shower room, complete with a separate toilet, and a spacious hallway with open-tread staircase. In addition, there is a modern breakfast kitchen and separate full-length lounge diner with double doors leading out to the garden.

Outside, the property is surrounded by beautifully maintained gardens, providing a lovely enclosed space. Additionally, there is a single garage and parking for a further two vehicles.

Situated close to a local bus terminus, this home benefits from excellent transport links, making it easy to explore the wider area and amenities. This property is a wonderful opportunity for those looking to enjoy a peaceful lifestyle while remaining connected to the vibrant community. Don't miss the chance to make this delightful home your new home.

## Entrance Hall

With front door and UPVC double-glazed window, open tread staircase to the first floor, radiator and doors to all ground floor rooms.



## Lounge Diner

With UPVC double-glazed front window and UPVC double-glazed double doors leading out to the rear garden, skirting radiators, three wall light points and a serving hatch to the kitchen.

## Bedroom 3/Sitting Room

With UPVC double-glazed rear window, radiator and two wall light points.

## Kitchen

A range of wall and base units with granite effect worktops, tiled splashbacks and inset stainless steel sink unit and drainer. Electric cooker point, breakfast bar, LED downlights, radiator, UPVC double-glazed window and double-glazed composite rear door.

## Shower Room

With fully tiled walls, the suite consists of a large walk-in fully tiled cubicle with glass screen partition and electric shower. Wash basin with vanity drawers, chrome ladder towel rail, cupboard housing the hot water cylinder and LED downlights.

## Separate toilet

With dual flush toilet, half tiled walls and UPVC double-glazed side window.

## First Floor Landing

UPVC double-glazed side window, radiator and doors to both bedrooms.

## Bedroom 1

Built-in wardrobe, separate walk-in eaves access with light, UPVC double-glazed rear window and radiator.

## Bedroom 2

Built-in wardrobe with shelving, UPVC double-glazed front window, radiator and loft access.

## Outside

To the front, conifer hedging and gated access leads onto the driveway and front garden, which is predominantly lawned with shaped borders and is part gravelled. Up and over door leads into the garage and a side path with gated access leads to the rear, where there is a crazy paved patio and garden shed accessed from the lounge diner. A breeze block retaining wall and steps lead up to the garden which is lawned, with a raised rockery border containing a wide variety of plants and shrubs, with steps leading up to a further small seating area. There is also further gated access to the far side of the property.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band D

PROPERTY CONSTRUCTION: Cavity 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: In the garage

UTILITIES - mains gas, electric, water and sewerage.









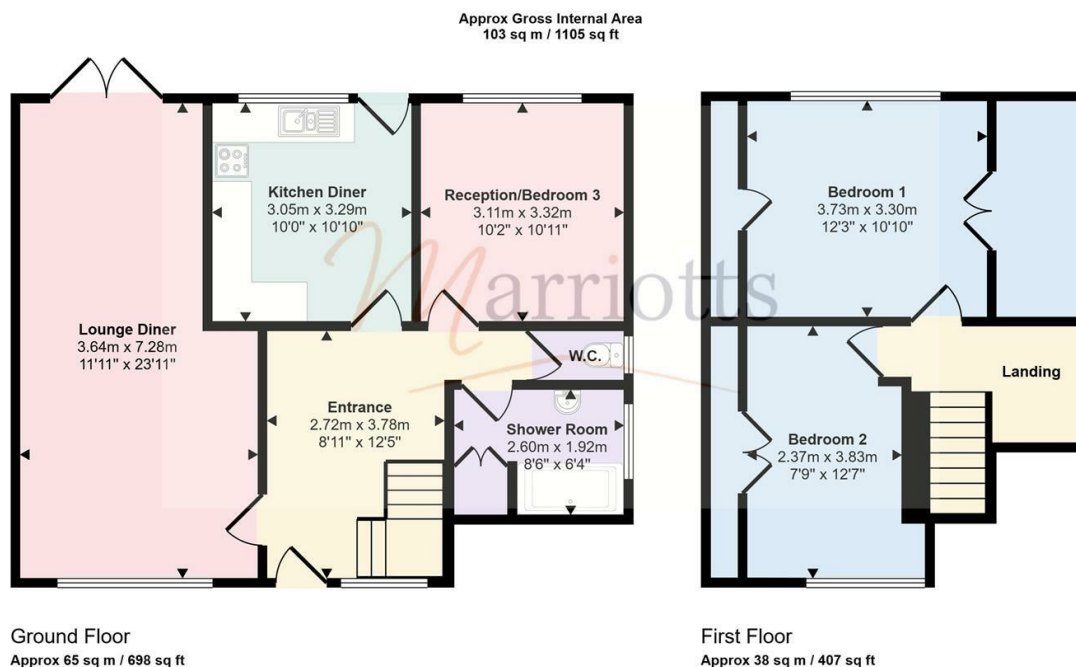


MAINS GAS PROVIDER: Scottish Power.  
MAINS ELECTRICITY PROVIDER: Scottish Power.  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: tbc  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: stepped front access. Level 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) <b>A</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>		
(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.

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