



355 Spring Lane, Mapperley, NG3 5RR
£495,000



Marriotts



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- Four bedrooms & en-suite
- Spacious breakfast kitchen & utility
- Mature corner plot
- Large living room & dining room
- Hall with downstairs toilet
- Double garage with remote door

An immaculate modern detached house in a great location, close to Spring Lane farm shop and Gedling Country Park! Four bedrooms, dressing room & en-suite, breakfast kitchen and utility room and a lovely mature walled rear garden!

£495,000



Overview

Set back from Spring Lane, this immaculate detached house offers a perfect blend of modern living and convenience. Built in 2003, this property is part of a contemporary development and boasts an impressive almost 1,700 square feet of well-designed living space.

Upon entering, you are greeted by a welcoming hallway with wooden flooring that leads via double doors to a spacious bay-fronted living room, with further double doors through to the separate dining room. The ground floor also features a convenient downstairs toilet, enhancing the practicality of the home. The large breakfast kitchen is a true highlight, equipped with several integrated appliances, making it a delightful space for culinary enthusiasts. Adjacent to the kitchen, a separate utility room provides additional storage and functionality.

This home comprises four generously sized double bedrooms, ensuring ample space for family and guests. The master bedroom is particularly luxurious, featuring an en-suite shower room and a dressing room, providing a private retreat for the homeowner. The family bathroom, with large corner bath and separate shower cubicle serves the remaining bedrooms.

Outside, the property offers parking for up to five vehicles, a rare find in many modern homes. The location is equally appealing, with proximity to local amenities such as Spring Lane Farm Shop, Gedling Country Park, and a Sainsbury's Local, making daily errands a breeze.

In summary, this stunning detached house on Spring Lane is an exceptional opportunity for those seeking a spacious and modern family home in a sought-after area. With its immaculate condition and thoughtful design and decor, it is sure to impress.

Entrance Hallway

With composite front entrance door, wooden flooring with inset floor mat, radiator, spindled staircase to the first floor, doors to the downstairs toilet and kitchen and double doors to the living room.

Downstairs Toilet

With fully tiled walls and floor, pedestal wash basin, dual flush toilet, extractor fan and radiator.



Living Room

Marble fireplace and hearth with polished chrome electric fire and stone style surround. UPVC double-glazed bay window to the front, two radiators, wooden flooring and double doors through to the dining room.

Dining Room

With wooden flooring, radiator, door through to the kitchen and UPVC double-glazed double doors leading out to the rear garden.

Breakfast Kitchen

A wide range of units with granite effect worktops and inset one and a half bowl stainless steel sink unit and drainer, concealed work surface lighting and separate matching breakfast bar. The appliances consist of NEFF electric double oven, separate four ring gas hob and extractor, along with integrated fridge freezer and dishwasher. LED downlights, tiled floor, radiator, UPVC double-glazed window and double doors leading to the patio and door through to the utility room.

Utility Room

With a range of wall and base units, wood effect worktops with inset stainless steel sink unit and drainer and tiled splashbacks. Plumbing for washing machine, radiator, tiled floor, ceiling downlights and double glazed wooden side door.

First Floor Landing

Two ceiling light points, radiator and airing cupboard housing the megaflo hot water system. Loft hatch with ladder into a partially boarded roof space with light.

Bedroom 1

Built in seven door wardrobe, two radiators, UPVC double glazed rear window and walk through dressing room leading to the en-suite.

En-suite

Fully tiled walls with decorative tiled border, large shower boarded cubicle with chrome mains shower, dual flush toilet and pedestal wash basin. Radiator, extractor fan, electric shaving point, LED downlights and UPVC double glazed rear window.

Bedroom 2

UPVC double glazed front window and radiator.

Bedroom 3

UPVC double glazed rear window and radiator.

Bedroom 4

UPVC double glazed front window and radiator.

Bathroom

With tiled floor and fully tiled walls with decorative glass tiled border. The suite consists of a large corner bath, separate cubicle with chrome mains shower, dual flush toilet and pedestal wash basin. Radiator, LED downlights, extractor fan, electric shaver point and UPVC double glazed side window.

Outside

The front garden is lawned and there is an ample block paved driveway. Locking side gate and path leading to the rear. Remote electric up and over door leads into the double garage, which has light, power and houses the boiler and RCD board. Rear door leads to an outside covered storm porch, also accessed from the utility room, with carriage style wall light. To the rear is a large full width stone flagged patio/seating areas, carriage style wall light, outside tap and external power points. Lawn with timber edged borders and beds, additional circular paved patio, surrounded by mature trees, including blossom and magnolia and enclosed with a part walled and part fenced perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band F
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: none
LOCATION OF BOILER: In the garage







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: yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

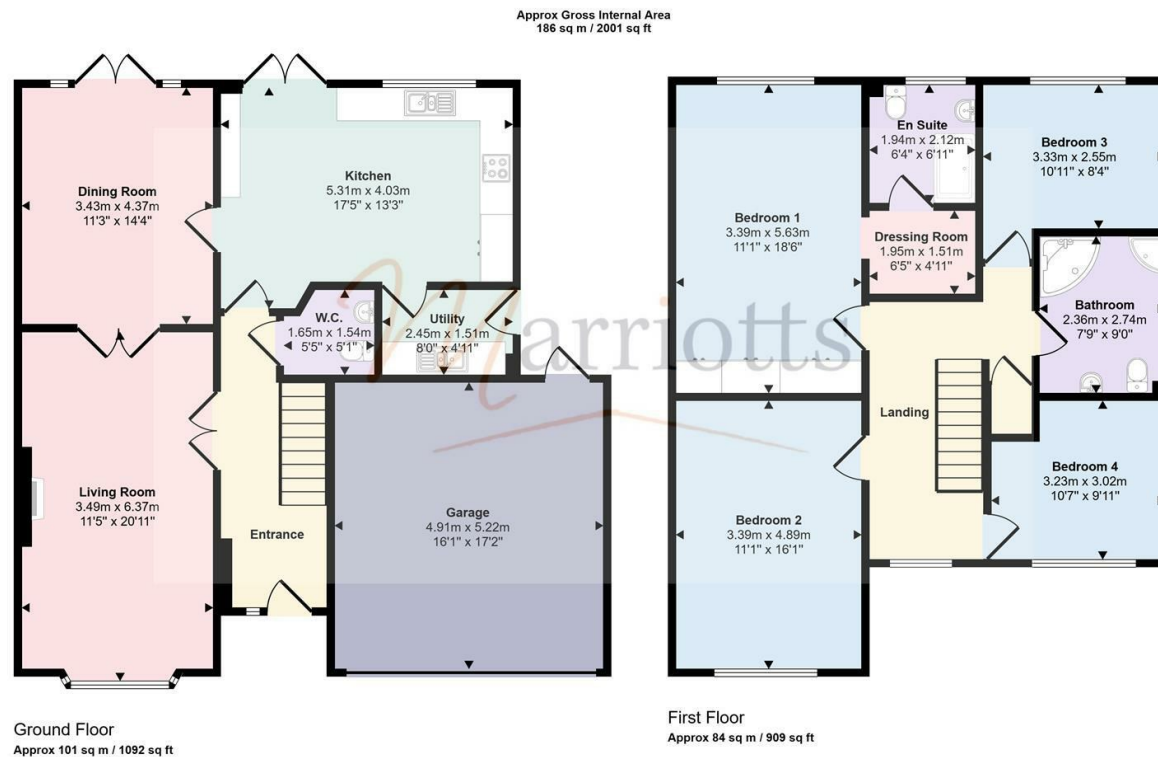
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: Level 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		
(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	



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