



93 Plains Road, Mapperley, NG3 5QT
£300,000

 3  1  2  D

Marriotts



93 Plains Road Mapperley, NG3 5QT

- Semi-detached house
- Two reception rooms
- Great size plot
- Three bedrooms
- Kitchen extension
- Close to Mapperley shops

A very well-presented traditional three-bedroom semi-detached, just a short walk from Mapperley's thriving shopping area! Ample block paved parking, great sized family garden, three bedrooms, kitchen extension and a first-floor bathroom with bath and separate shower cubicle!

£300,000



Overview

Located on the very popular Plains Road in Mapperley, this delightful traditional semi-detached house offers a perfect blend of comfort and convenience. Just a few minutes' walk from a vibrant array of shops, cafes, bars and restaurants, this property is ideally situated for those who appreciate easy access to local amenities.

Upon entering, you are greeted by two inviting reception rooms. The bay-fronted dining room has a pebble effect gas fire and original coving, adding a touch of character, while the rear living room features both a bay window and double doors that open seamlessly out to the beautiful family garden, creating a perfect space for entertaining or relaxing. An adjoining breakfast area, originally part of the kitchen, adds to the home's functionality.

The extended kitchen has a range of modern units, breakfast bar and integrated fridge, freezer and dishwasher. The spacious bathroom features a bath and a large separate shower cubicle, complete with a stylish glass block wall.

Outside, the property is complemented by a well-maintained and great sized family garden. Additionally, the good-sized block-paved driveway provides ample parking space, enhancing the practicality of this lovely home.

This property is perfect for families or anyone seeking a comfortable lifestyle in a sought-after location and is a wonderful opportunity not to be missed.

Entrance Hall

With a double-glazed composite front entrance door, radiator, meter cupboard with modern RCD board, spindled staircase leading to the first floor, UPVC double-glazed front window, wood style laminate flooring and under-stair cupboard with light and gas meter.



Dining Room

UPVC double glazed bay window, original decorative coving, radiator, marble fireplace and hearth with pebble effect gas fire and Beech-coloured surround.

Breakfast Area

This room was originally the kitchen and has a radiator, glazed panel door through to the kitchen and large opening through to the living room.

Living Room

Marble fireplace and hearth with decorative wooden surround and coal effect gas fire, original decorative coving, radiator and UPVC double-glazed bay window with double doors leading out to the rear patio.

Kitchen

A range of wall and base units with doors in a cream finish, with polished granite effect worktops with concealed worksurface lighting and inset one-and-a-half bowl stainless steel sink unit and drainer. Gas cooker-point, integrated fridge & freezer, integrated dishwasher, plumbing for washing machine, wood style laminate flooring, radiator, UPVC double-glazed rear window and UPVC double glazed window and side door.

First Floor Landing

Loft hatch with ladder into a partly boarded roof space with light, also housing the condensing gas boiler.

Bedroom 1

UPVC double-glazed front window and radiator.

Bedroom 2

With wood flooring, UPVC double-glazed rear window and radiator.

Bedroom 3

UPVC double-glazed front window and radiator.

Bathroom

With fully tiled walls and floor, the suite consists of a large shaped bath with central mixer tap, large separate cubicle with an electric shower and a feature glass block wall, dual flush toilet and pedestal washbasin. Ceiling downlights, chrome ladder towel rail and UPVC double-glazed window.

Outside

There is a walled frontage and ample block paved parking for at least two cars and side gated access. To the rear is a large L-shaped patio with an external power point and outside tap, adjoining outbuilding, shaped lawn with borders and beds containing a variety of mature plants and shrubs. Gravelled stepping stone path leads to the end of the garden where there is a circular paved patio with gravelled surround, garden shed and mature Weeping Willow tree. The garden is enclosed with a mixture of fencing and hedging to the perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: CBC - Band C

PROPERTY CONSTRUCTION: solid brick







ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: very low
 ASBESTOS PRESENT: n/k
 ANY KNOWN EXTERNAL FACTORS: no
 LOCATION OF BOILER: loft
 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: 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 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



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

