



60 Marshall Hill Drive, Mapperley, NG3 6FS

Price Guide £300,000



Marriotts



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- Three Bedrooms
- Spacious bay fronted lounge
- Good sized garden
- Modern kitchen diner
- Modern Bathroom
- Must be viewed

GUIDE PRICE £300,000 - £325,000. Beautifully presented 3-bedroom semi-detached house, in a popular location in Mapperley. Ideal for first-time buyers and families alike, the accommodation comprises a welcoming entrance porch and hall, spacious lounge, well-equipped kitchen diner with integrated appliances, and modern family bathroom. Off-street parking is available at the front and the rear is a private rear garden with a seating area. Must be viewed!



Price Guide £300,000



Overview

Located in the sought-after area of Mapperley, this beautifully presented semi-detached house on Marshall Hill Drive is an ideal opportunity for first-time buyers and families alike. With a guide price of £300,000 to £325,000, this charming property offers a perfect blend of comfort and modern living.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious lounge, providing an inviting space for relaxation and entertainment. The well-equipped kitchen diner boasts integrated appliances, making it a delightful area for family meals and gatherings. The property also features three good sized bedrooms and a modern family bathroom.

Step outside to discover a private rear garden, complete with a seating area, perfect for enjoying the outdoors or hosting summer barbecues. There is the additional benefit of off-street parking to the front.

This property is a must-view for anyone seeking a lovely home in a vibrant community. Don't miss the chance to make this delightful house your new home.

Entrance Hall

The property is accessed by a glazed composite front door leading into an enclosed porch with decorative tile floor, further glazed wooden framed door leads into the hallway. The hallway is carpeted, a with a radiator, wall mounted heating controls, doors leading to the downstairs rooms and carpeted stairs leading to the first floor. The under stairs cupboard houses the boiler and RCD fuse box, has a UPVC window to the side and provide plenty of storage.

Lounge

The lounge is tastefully decorated with low panelling and stripped wooden floors, there is a radiator and UPVC bay front to the front.

Kitchen Diner

Upon entering the kitchen space to the right is a useful utility area, with space for the washing machine, shelving, matching kitchen units, worktop and integrated microwave. Proceeding further the kitchen opens up to provide dining space along with a range of high gloss white kitchen units, worktop, metro style tile splashback, stainless steel double bowl sink & matt black mixer tap. With range cooker, integrated dishwasher and fridge freezer. Vertical radiator, tiled floor, UPVC window to the rear and UPVC door leading into the garden.

Landing

The carpeted landing gives access to all bedrooms and the bathroom. UPVC window to the side.

Bedroom 1

The master bedroom has mirrored sliding door fitted wardrobes, carpet, radiator, UPVC bay window to the front with far reaching views.

Bedroom 2

With carpet, UPVC window to the rear and radiator

Bedroom 3

With carpet, UPVC window to the front, radiator and loft access.

Bathroom

The bathroom is fully tiled with white metro-style bricks, a tiled floor, an extractor fan, a heated towel rail and a UPVC window to the rear. There is a 3-piece suite, WC with duel flush, wash hand basin with mixer tap, bath with glass shower screen and shower attachment to the taps.

Outside

To the front the property is set back from the road with a shingled front garden & hedge, driveway to the side and timber gate leads into the rear garden. The rear garden is well-maintained and enclosed with fencing. Low steps lead to the main lawn area, and to the side is a seating area upon artificial grass and space for a shed behind. There is also a useful outdoor tap.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling borough - Band B

PROPERTY CONSTRUCTION: Brick/Tile



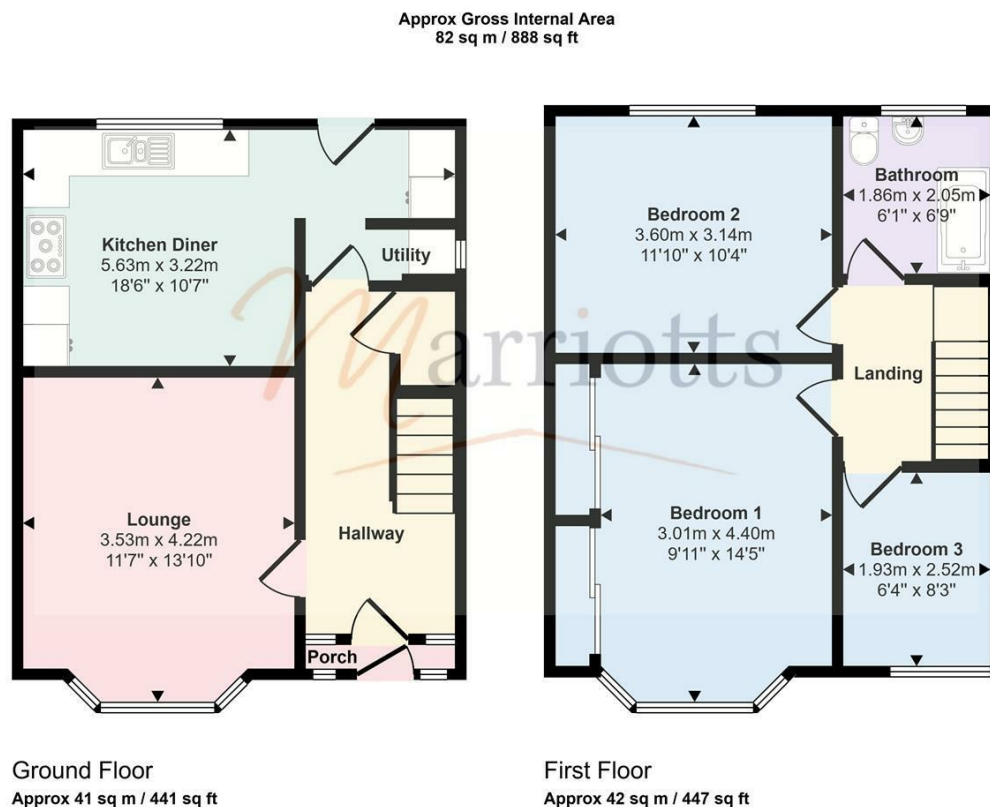




ANY RIGHTS OF WAY AFFECTING PROPERTY: No
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: Not known
 FLOOD RISK: Low
 ASBESTOS PRESENT: No
 ANY KNOWN EXTERNAL FACTORS: Not known
 LOCATION OF BOILER: Under stairs cupboard
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: EDF Energy
 MAINS ELECTRICITY PROVIDER: EDF Energy
 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: 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.

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