



128 Haywood Road, Mapperley, NG3 6AF

Price Guide £300,000



Marriotts

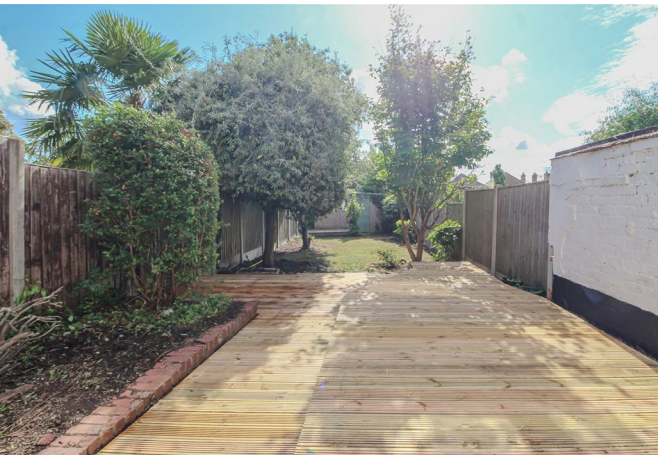




# 128 Haywood Road Mapperley, NG3 6AF

- No upward chain
- 2 reception rooms and newly refurbished kitchen and bathroom
- Redecorated and recarpeted throughout
- Fully refurbished semi-detached house with 3 double bedrooms
- New boiler with 10 year warranty and new RCD board
- Driveway for off street parking and concrete workshop/potential home office to the rear

**GUIDE PRICE £300,000 - £325,000. REFURBISHED THROUGHOUT!** Located in the desirable area of Mapperley, a stone's throw from the main shopping area, this charming 3 double bedroom semi-detached house has been fully refurbished and is ready for you to move in without delay. Offering a newly fitted kitchen with modern electric oven, induction hob and space for appliances, to the first floor is a newly installed bathroom suite with power shower. Every detail has been considered in this renovation, including new carpets and flooring throughout, a new boiler with a ten-year warranty and TRV radiators, and a complete re-wire with a new RCD consumer unit, to meet the required compliances standards. The energy efficiency has been upgraded throughout the property. The exterior has also been meticulously attended to, repointed chimney stacks, new caps and pots, and repointed brickwork. Additional features such as new ceramic air bricks, guttering, and downpipes, along with a full damp proof course that comes with a twenty-year guarantee, provide peace of mind for future homeowners. The private rear garden can be accessed via French doors from the kitchen features a combination of decking, lawn and a selection of specimen trees. A concrete workshop/ potentially home office, is equipped with its own electric supply. To the front the block-paved driveway offers convenient off-street parking for 2 cars.



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## Overview

Located in the desirable area of Mapperley, a stones throw from the main shopping area, this charming semi-detached house has been fully refurbished making it an ideal home for those seeking modern comforts with traditional appeal. With no upward chain, this property is ready for you to move in without delay.

The house boasts three spacious double bedrooms, the two reception rooms offer versatility, perfect for entertaining or relaxing. The newly fitted kitchen is a highlight, featuring a modern electric oven and hob, and French doors to the rear garden providing a fresh and inviting space. The newly installed bathroom suite complements the overall refurbishment.

Every detail has been considered in this renovation, including new carpets and flooring throughout, a new boiler with a ten-year warranty, and a complete re-wire with a new RCD consumer unit, new switches, plugs and pendants. The exterior has also been meticulously attended to, with repointed chimney stacks, new caps and pots, and repointed brickwork. Additional features such as new ceramic air bricks, guttering, and downpipes, along with a full damp proof course that comes with a twenty-year guarantee, provide peace of mind for future homeowners.

The garden is a delightful retreat, and features a combination of decking, lawn and mature specimen trees, perfect for outdoor gatherings. A concrete workshop, which could potentially serve as a home office, is equipped with its own armoured electric supply, adding to the property's versatility. The block-paved driveway at the front offers convenient off-street parking for 2 cars.

This property is a rare find, combining modern living with classic charm in a sought-after location. Don't miss the opportunity to make this beautifully refurbished house your new home.



## Entrance

Accessed from the side of the property, the glazed UPVC door leads into the inner hallway which is carpeted and has a radiator. With doors to the downstairs reception rooms and carpeted stairs to the first floor. Useful fitted built in cupboards under the stairs and an additional large walk in under stairs store room houses the electric RCD board, has a light and shelving.

## Lounge

The lounge has fitted carpet, square bay UPVC window to the front, radiator and feature cast iron real fireplace and surround

## Dining room

Having two UPVC windows to the side and rear, radiator, carpet and an open arch into the kitchen

## Kitchen

The kitchen has been completely refitted with new wall and floor cabinets, worktop and upstands, stainless steel sink and mixer tap, electric oven, induction hob and extractor hood, and provides space for fridge freezer, washer, vented dryer and dishwasher. With new vinyl flooring, vertical radiator, two large UPVC windows to the side and UPVC French doors to the garden.

## Landing

Carpeted with loft access with pull down ladder and doors to all upstairs rooms

## Bedroom 1

With fitted wardrobes, carpet, radiator and UPVC window to the front.

## Bedroom 2

With carpet, radiator and UPVC window to the rear.

## Bathroom

Newly fitted bathroom suite which includes bath with electric power shower over, glass screen and with mosaic tiles around. Vanity unit with cupboard space, wash hand basin and mixer tap, and toilet. Heated towel rail, extractor fan, fitted cupboard housing the combination boiler, UPVC window to the side and vinyl flooring.

## Bedroom 3

With carpet, radiator and UPVC window to the rear.

## Outside

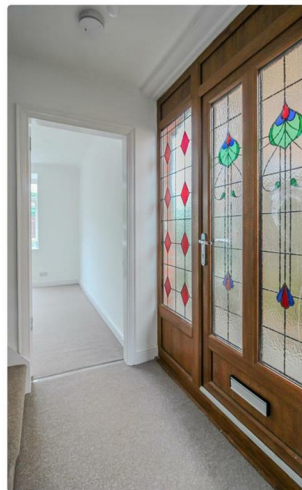
To the front block the paved driveway provide off street parking for 2 cars and a path leads to the side entrance door.

The rear garden has a combination of paved patio area, decking, lawn and borders with mature plants and trees. At the bottom of the garden is a large and versatile concrete pebble dash workshop/ potential home office with its own electric supply.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling borough - Band B

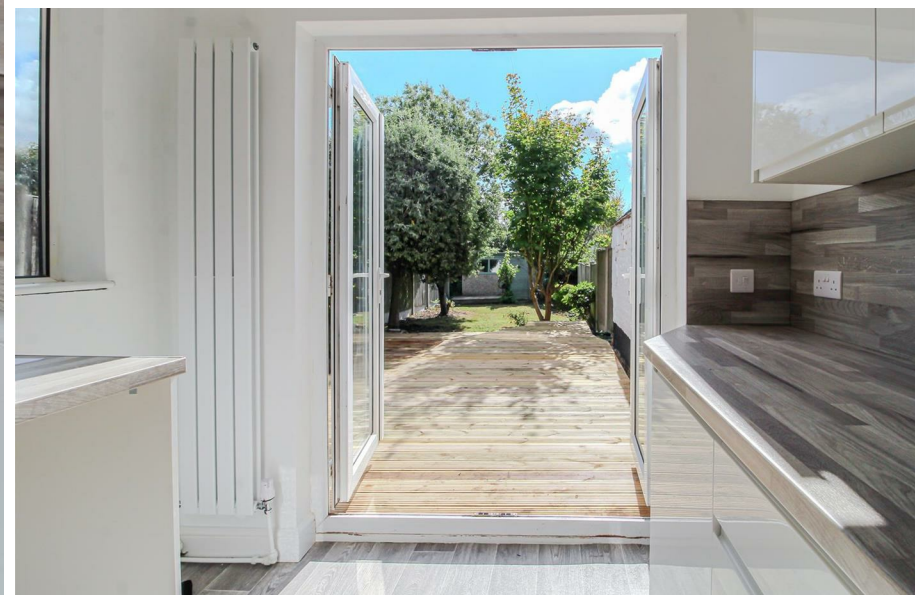






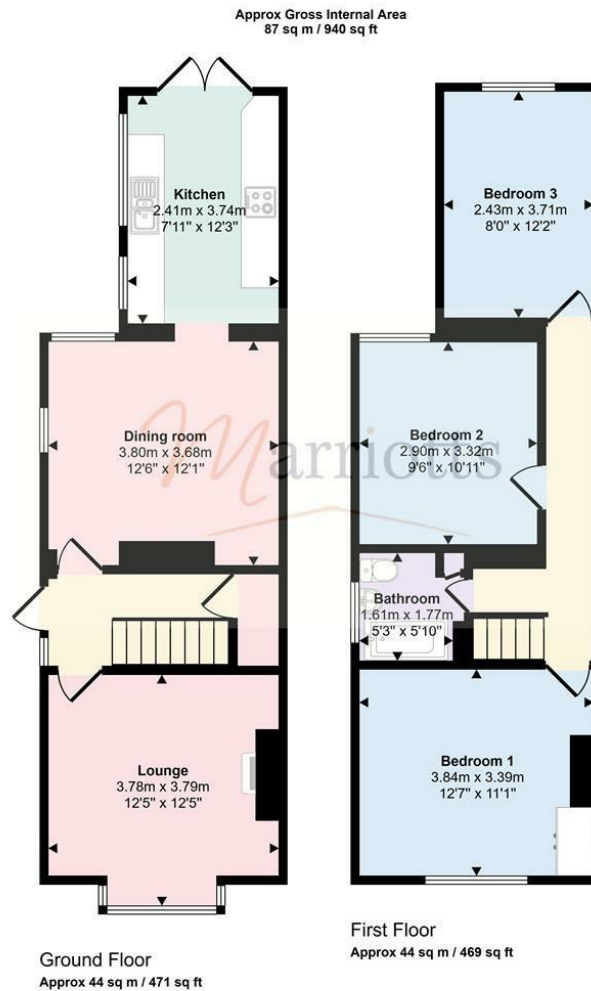


PROPERTY CONSTRUCTION: Solid brick  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
 FLOOD RISK: Very low  
 ASBESTOS PRESENT: No  
 ANY KNOWN EXTERNAL FACTORS:  
 LOCATION OF BOILER: Bathroom  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: Octopus  
 MAINS ELECTRICITY PROVIDER: Octopus  
 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 with one step to front door, mixed levels to the rear.









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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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.**

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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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).