

DISTINCTIVE
HOMES

by



Hillview Avenue
Mapperley, NG3 5GA

www.fhpliving.co.uk

Hillview Avenue

Mapperley, NG3 5GA

A charming, detached family home,
tucked away in a quiet cul-de-sac
with fantastic views.

www.fhpliving.co.uk





Ground Floor:

- Spacious entrance hall
- Living room
- Kitchen, living and dining
- Utility room, WC

First Floor:

- Master bedroom
- En-suite & dressing room
- 2 further bedrooms
- Large family bathroom

Second Floor:

- Spacious bedroom
- En-suite

Grounds:

- Patio
- Rear garden
- Tandem garage
- Driveway

EPC - Band D

Council tax - Band E

Tenure - Freehold





Beautifully presented throughout, the property features a porch and an entrance hallway adorned with stained glass windows. The study offers a quiet retreat, while the bright lounge, with its bay window, fireplace, and West-facing aspect, creates a warm and inviting space. The modern kitchen is thoughtfully designed with an island, a breakfast bar, integrated appliances, and underfloor heating. Open to the dining area and living area, it's perfect for family living and entertaining, with patio doors leading to the patio and garden. A spacious utility room with WC and direct garden access adds to the practicality.

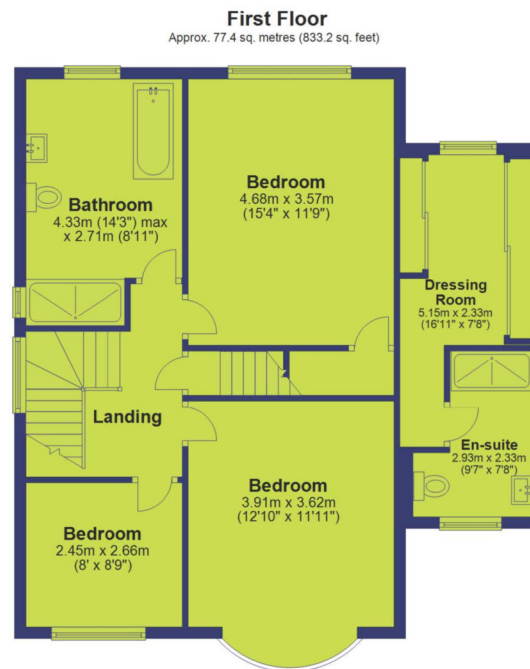
The first floor boasts a stunning master bedroom complete with a dressing room and en-suite shower room. Two additional bedrooms and a large family bathroom, featuring a freestanding bath and walk-in shower, complete this level. On the second floor, a generously sized fourth bedroom with excellent storage and its own en-suite offers versatility for guests or growing families.

Outside, the home is equally impressive, with a driveway, integrated garage, and a rear garden featuring a patio, lawn, raised decking area, shed and greenhouse.

This delightful property perfectly combines comfort, style, and practicality in a peaceful and sought-after location.







Total area: approx. 214.4 sq. metres (2308.0 sq. feet)





Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU



Lee Matthews
Mobile: 07917 576 255
lee@fhpliving.co.uk



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB