Robert Ellis

look no further...

Seaton Way
Mapperley, Nottingham NG3 5XB

MODERN THREE BEDROOM SEMI-DETACHED FAMILY HOME

£290,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME, situated in the ever-popular and convenient Mapperley location.

The accommodation is arranged over two floors and briefly comprises an entrance hallway, bay-fronted living room, modern fitted dining kitchen with French doors opening onto the side garden, and a ground floor WC. To the first floor there are three well-proportioned bedrooms, the principal bedroom benefiting from an en-suite shower room, together with a contemporary family bathroom.

Outside, the property enjoys an enclosed rear garden with patio seating and lawned areas, ideal for families and entertaining. To the side there is a driveway providing off-road parking, along with access to a garage offering further storage along with a home office space to the rear of the garage.

The property is well placed for access to a wide range of local amenities, excellent transport links, reputable schools and Gedling Country Park, making it an ideal purchase for growing families and professionals alike. An early viewing comes highly recommended to fully appreciate the accommodation on offer.

Entrance Hallway
16'5 x 7'5 approx (5.00m x 2.26m approx)
Modern composite double glazed entrance door to the front elevation leading into the entrance hallway comprising tiled flooring, carpeted staircase leading to the first floor landing, useful under stairs storage cupboard, wall mounted radiator, ceiling light point, panelled doors leading off to:

Ground Floor Cloakroom
3'3 x 5'10 approx (0.99m x 1.78m approx)
Low level flush WC, wall hung vanity wash hand basin with tiled splashbacks, tiling to the floor, wall mounted radiator, ceiling light point, extractor fan.

Fitted Dining Kitchen
9'03 x 15'05 approx (2.82m x 4.70m approx)
With a range of matching contemporary wall and base units incorporating lamiante worksurfaces over, 1.5 bowl sink and drainer unit with swan neck mixer tap over, integrated Hotpoint double oven with ceramic hob over and stainless steel extractor hood above, space and plumbing for an automatic washing machine, space and plumbing for a freestanding dishwasher, space and point for a freestanding fridge freezer, ample space for a dining table, tiling to the floor, UPVC double glazed windows to the side and front elevations, UPVC double glazed French doors leading to the landscaped garden to the side, wall mounted radiator, ceiling light point, recessed spotlights to the ceiling.

Bay Fronted Living Room
13'6 x 15'06 approx (4.11m x 4.72m approx)
UPVC double glazed window to the front elevation with UPVC double glazed side bay window with picturesque countryside views, two wall mounted radiators, ceiling light point, carpeted flooring.

First Floor Landing
Ceiling light point, loft access hatch, storage cupboard providing useful additional storage space, panelled doors leading off to:

Family Bathroom
6'4 x 7'05 approx (1.93m x 2.26m approx)
Modern three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, tiling to the floor, tiled splashbacks, UPVC double glazed window to the front elevation, ceiling light point, extractor fan.

Bedroom One
9'06 x 8'10 approx (2.90m x 2.69m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, built-in wardrobes with sliding mirrored doors, panelled door leading through to the en-suite shower room.

En-Suite Shower Room
6'04 x 8'07 approx (1.93m x 2.62m approx)
Modern three piece suite comprising walk-in shower enclosure with mains fed shower above, low level flush WC, vanity wash hand basin, wall mounted radiator, tiling to the floor, UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, extractor fan.

Bedroom Two
11'03 x 8'04 approx (3.43m x 2.54m approx)
UPVC double glazed windows to the front and side elevations, ceiling light point, wall mounted radiator.

Bedroom Three
11'08 x 6'10 approx (3.56m x 2.08m approx)
UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator.

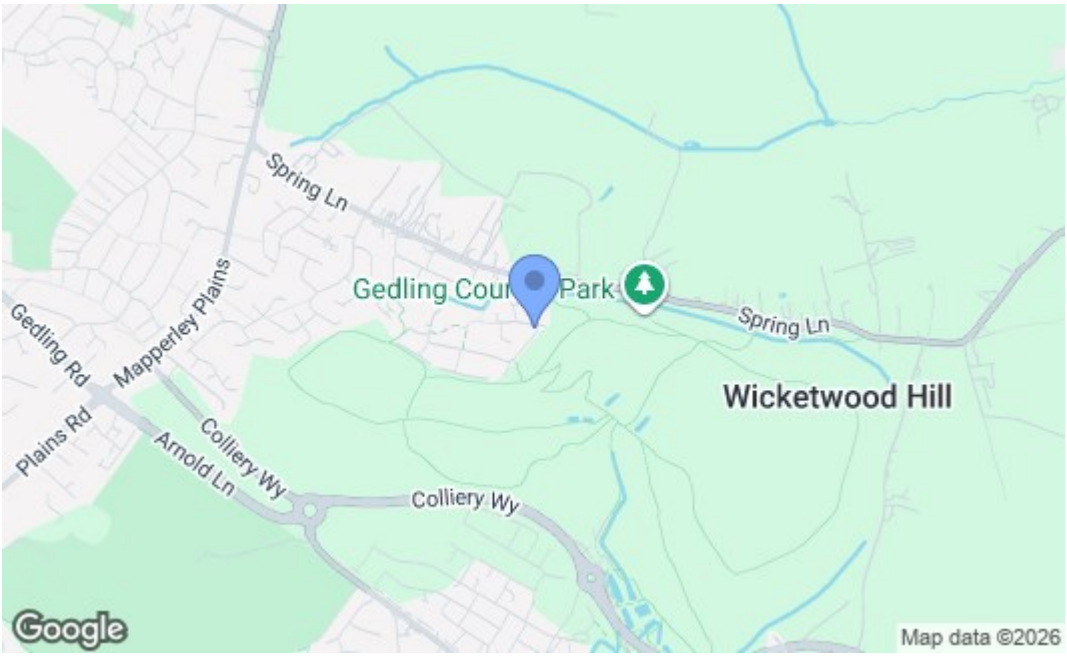
Rear of Property
To the rear of the property there is an enclosed landscaped garden with paved patio area, lawned area, additional paved patio to the rear, fencing to the boundaries, with secure gated access to the driveway.

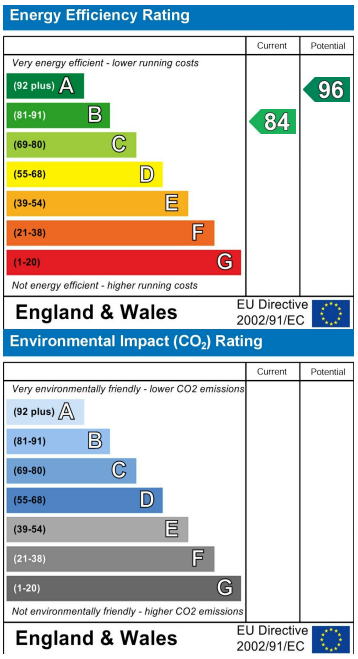
Driveway
Tarmac driveway providing double off the road vehicle hardstanding leading to the garage.

Garage
13'05 x 10'03 approx (4.09m x 3.12m approx)
Up and over door to the front elevation, light and power.

Office
10' x 5'08 approx (3.05m x 1.73m approx)
Located at the rear of the garage. Light, power, and additional shelving.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 5mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485