



ELITE HOMES

Consultative Estate Agents with Integrity



12 Hillview Avenue, Mapperley, Nottingham
NG3 5GA

Overview

Spacious five-bedroom detached family home in a quiet cul-de-sac, featuring versatile living space, stunning views, large garden, double garage, electric gates and planning permission to extend.

Key Features

- **Impressive detached family home** situated within a quiet and sought-after cul-de-sac with far-reaching views across Nottinghamshire.
- **Five generous double bedrooms**, including two with walk-in wardrobes, offering excellent family accommodation.
- **Spacious and versatile living areas**, including a large lounge with a recently serviced feature log burner, dining room, family room and separate study/music room.
- **Contemporary fitted kitchen** with double ovens, large gas hob and extensive preparation space, complemented by a practical utility/preparation area.
- **Bright and welcoming interior** with light-filled hallways and landing, underfloor heating to the entrance hall and excellent flow throughout the home.
- **Beautifully maintained rear garden** enjoying sunshine throughout the day, with patio areas, lawn, garden shed, log store and stunning open views.
- **Large integral double garage** with electric door, internal access to the house, extensive storage and a substantial loft space.
- **Additional benefits include** secure electric gated frontage, block-paved driveway, double glazing throughout, brand-new Worcester Bosch boiler and planning permission granted for a substantial extension.

Description

Elite Homes are delighted to present this outstanding five-bedroom detached family residence, offering spacious and luxurious accommodation in a highly desirable cul-de-sac position with far-reaching views across the Nottinghamshire countryside.

Designed for modern family living, this impressive home boasts a superbly arranged floor plan with a wealth of versatile living space and excellent outdoor space.

Further benefits include double glazing throughout, a brand-new Worcester Bosch boiler, and planning permission already granted for an extension, offering exciting potential to further enhance this exceptional home.

Ground Floor Accommodation

The welcoming entrance hall, enhanced by underfloor heating, creates an excellent first impression and provides access to a spacious family room featuring a bay window, a dedicated study overlooking the front aspect, and a generous lounge centred around a charming log-burning stove, which has recently been serviced. The separate dining room benefits from French doors opening onto the rear garden, while the contemporary fitted kitchen is equipped with a range of integrated appliances. Additional practical features include a versatile multi-purpose room, a utility room with internal access to the integral double garage, and a convenient ground floor WC.

First Floor Accommodation

To the first floor, the property offers five well-proportioned double bedrooms, providing ample space for growing families. The principal and second bedrooms both benefit from walk-in wardrobes, while two stylish family bathrooms are fitted with modern white suites. The property also benefits from a substantial loft space, offering excellent storage potential and scope for future conversion, subject to the necessary consents.

Outside

Externally, the home continues to impress. The beautifully maintained rear garden features a generous lawn, patio seating area, garden shed and log store, creating the perfect setting for outdoor entertaining and family enjoyment.

To the front, secure electrically operated gates open onto a substantial block-paved driveway, providing ample off-road parking and leading to the large integral double garage with remote-controlled door.

*** Early viewing is highly recommended to fully appreciate everything this remarkable family home has to offer ***

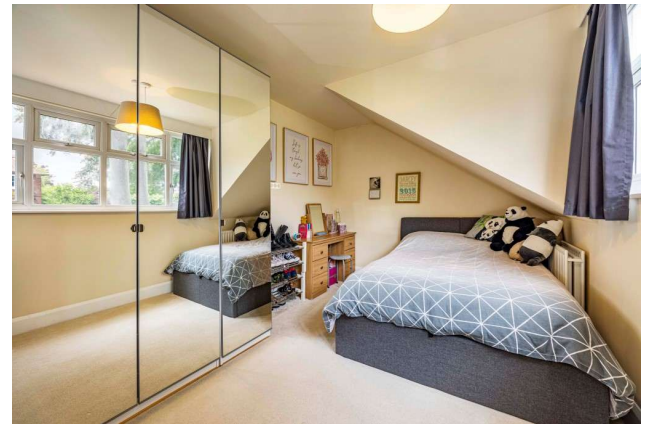
Location

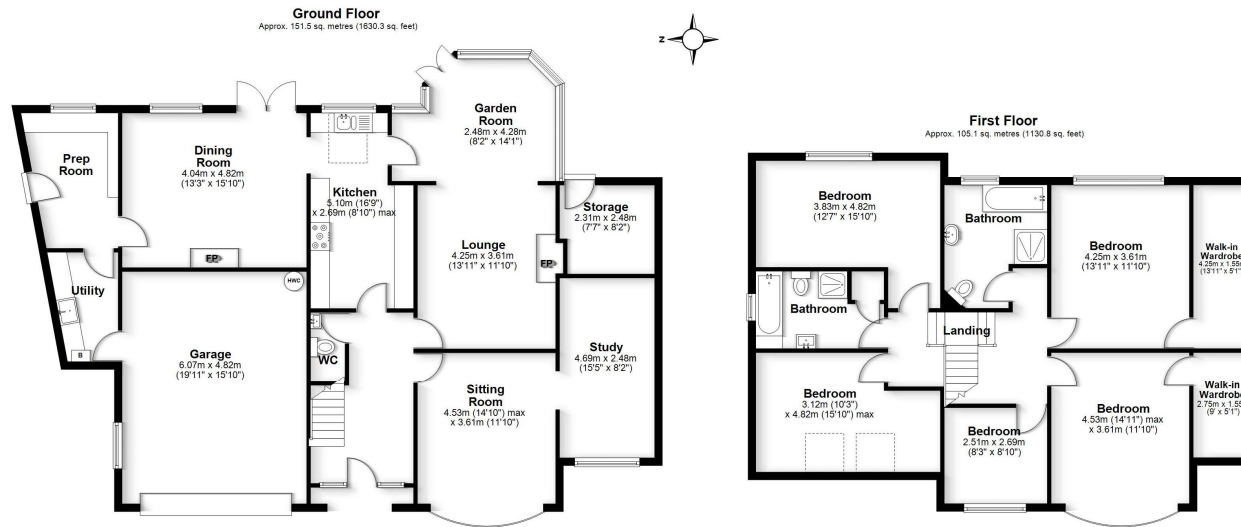
Positioned in a quiet cul-de-sac enjoying far-reaching views across the Nottinghamshire countryside, this property is also ideally located for excellent local amenities.

The property is within easy reach of reputable schools, major hospitals, Mapperley Top and Sherwood, making it perfectly suited to modern family life.

Council Tax Band - Band E (Nottingham City Council)







Total area: approx. 256.5 sq. metres (2761.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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