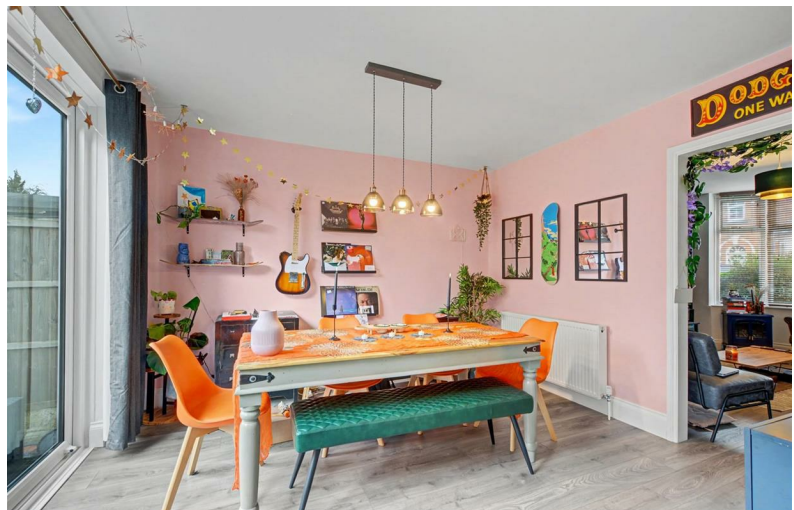




Florence Road  
Mapperley, Nottingham NG3 6LJ

A WELL PRESENTED SEMI DETACHED  
HOME FOR SALE !

**£235,000 Freehold**



Situated in the highly sought-after area of Mapperley, this beautifully presented three-bedroom semi-detached home offers stylish and contemporary living, ideal for families and professionals alike. The property has been tastefully maintained throughout and benefits from a modern open-plan layout that perfectly suits modern family life.

The accommodation in brief comprises an entrance hallway which provides access to a convenient ground floor WC. The hallway then leads through to the impressive open-plan lounge, dining and kitchen area, forming the true heart of the home. This bright and spacious living area offers a fantastic space for both relaxing and entertaining, with the lounge flowing seamlessly into the dining area and modern fitted kitchen which features a range of units, ample worktop space and room for appliances.

To the first floor, there are three well-proportioned bedrooms including a generous principal bedroom, a second double bedroom and a versatile third bedroom which could be used as a nursery, home office or child's bedroom. The accommodation is completed by a contemporary family bathroom fitted with a modern three-piece suite.

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear there is an enclosed garden offering a private outdoor space, ideal for families, gardening enthusiasts or summer entertaining.

Conveniently located within easy reach of a range of local amenities, schools and transport links, this property represents an excellent opportunity for buyers seeking a stylish and well-presented home in the popular area of Mapperley.



### Entrance Porch

Composite entrance door to the front, tiled flooring, wooden door leading into the entrance hallway.

### Entrance Hallway

Laminate flooring, staircase to the first floor landing, wall mounted radiator, doors leading off to:

### WC

6'54 x 2'17 approx (1.83m x 0.61m approx)

WC, handwash basin with mixer tap.

### Lounge

13'44 x 11'16 approx (3.96m x 3.35m approx)

Laminate flooring, UPVC double glazed bay window to the front elevation, wall mounted radiator, opening through to the dining room.

### Dining Room

11'83 x 11'12 approx (3.35m x 3.35m approx)

Laminate flooring, UPVC double glazed sliding doors giving access to the rear garden, wall mounted radiator, opening leading through to the kitchen.

### Kitchen

6'50 x 8'61 approx (1.83m x 2.44m approx)

Tiled flooring, UPVC double glazed window to the rear elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, oven with induction hob over and extractor hood above, space and point for a fridge freezer.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

### Bedroom One

11'79 x 11'16 approx (3.35m x 3.35m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Bedroom Two

11'91 x 11'14 approx (3.35m x 3.35m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

### Bedroom Three

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Bathroom

UPVC double glazed window to the rear elevation, heated towel rail, wash hand basin with mixer tap, freestanding rolltop bath with mixer tap and shower attachment, WC, shower cubicle with mains fed shower, vinyl flooring.

### Front of Property

To the front of the property there is a driveway providing off the road parking, gated access to the rear elevation.

### Rear of Property

To the rear of the property there is an enclosed rear garden.

### Agents Notes: Additional Information

Council Tax Band:

Local Authority: Gedling Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

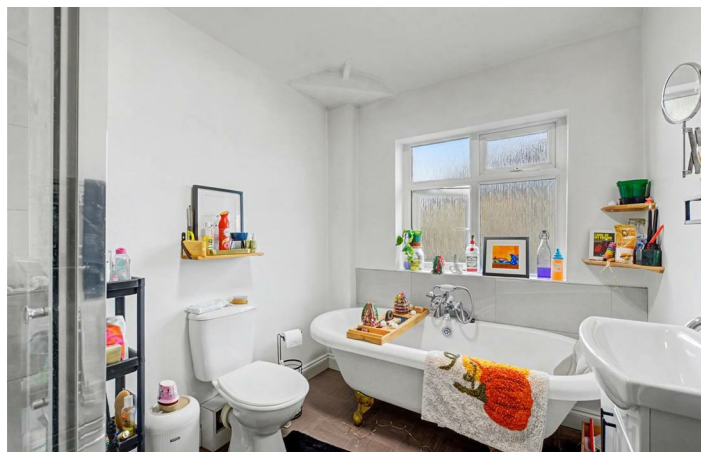
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 86        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 64      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.