Emma Terry Homes

moving made personal

108 Sandford Road

Mapperley, Nottingham NG3 6AG

Asking price £325,000

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This stunning three-bedroom semi-detached home has been thoughtfully and extensively renovated by the current owners to an exceptional standard, creating a stylish turnkey property ready for its next owners to simply move in and enjoy. Finished with quality materials throughout, including oak internal doors to every room, the property perfectly combines contemporary design with practical family living.

Upon entering, you are welcomed into the entrance hall which leads through to the beautifully presented accommodation. The spacious lounge is a particular highlight of the home, featuring an attractive exposed brick feature wall which adds warmth and character whilst creating a striking focal point. To the rear, the stunning refitted kitchen has been finished to a high standard with modern units, quality work surfaces and ample space for everyday living and entertaining. It is then followed by a beautifully renovated family bathroom.

The accommodation is arranged over three floors and offers three well-proportioned bedrooms. The first floor hosts two bedrooms, whilst the second floor provides a further generous bedroom and a dedicated study.

Outside, the property continues to impress with a beautifully landscaped rear garden. Two contemporary porcelain patio seating areas provide the perfect setting for outdoor dining and entertaining, whilst a well-maintained lawn is complemented by mature plants, shrubs and established borders that provide colour and interest throughout the year. Gated access leads to the front of the property, completing this wonderful outdoor space.

Offering stylish accommodation throughout, high-quality finishes and a fantastic location, this exceptional home presents a rare opportunity to acquire a beautifully renovated property in true move-straight-in condition. Early viewing is highly recommended to fully appreciate the quality and attention to detail on offer.

ENTRANCE HALL

Entrance door to property, doors through to Lounge and Dining Room and stairs to first floor.

LOUNGE

11'10" x 10'4" (3.61 x 3.16)

A central heating radiator and UPVC double glazed bay window to front.

DINING ROOM

12'1" x 13'10" (3.69 x 4.22)

A central heating radiator, under-stairs storage cupboard, UPVC double glazed window to side, Sliding glass door to rear and door through to Kitchen.

KITCHEN

12'11" x 6'5" (3.95 x 1.96)

A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven, ceramic hob and extractor fan, integrated fridge/freezer and dishwasher, space for washing machine, UPVC double glazed window to side and access through to Rear Hall.

REAR HALL

Side entrance door to property and door through to Bathroom.

BATHROOM

7'8" x 6'0" (2.34 x 1.85)

Low level flush WC, wash hand basin with mixer tap in vanity unit, P-shaped bath with mains shower over,

heated towel rail and two UPVC double glazed obscure windows to side.

FIRST FLOOR LANDING

UPVC double glazed window to side and doors through to Bedroom 1 and 2.

BEDROOM 1

12'1" x 13'10" (3.69 x 4.22)

A central heating radiator, built-in storage cupboard and UPVC double glazed window to front.

BEDROOM 2

9'5" x 13'10" (2.89 x 4.22)

A central heating radiator and UPVC double glazed window to rear.

SECOND FLOOR LANDING

Doors through to Bedroom 3 and Study.

BEDROOM 3

9'7" x 10'4" (2.94 x 3.15)

A central heating radiator, eaves storage and UPVC double glazed window to side.

STUDY

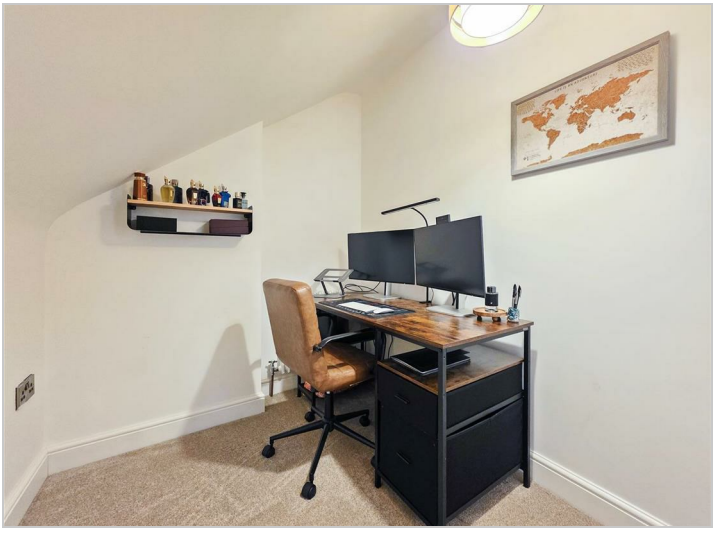
6'3" x 6'9" (1.93 x 2.08)

A central heating radiator and access to eaves storage.

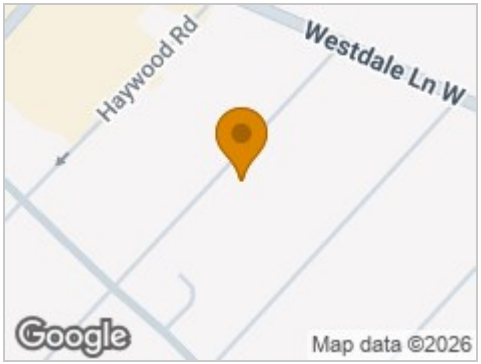
OUTSIDE

The property enjoys a beautifully maintained rear garden, thoughtfully landscaped to create the perfect outdoor retreat. Two contemporary porcelain patio seating areas, a well-kept lawn is bordered by an attractive range of mature plants, shrubs and established planting and there is also a handy brick built store. Gated side access leads to the front of the property.

CHAMPAGNE

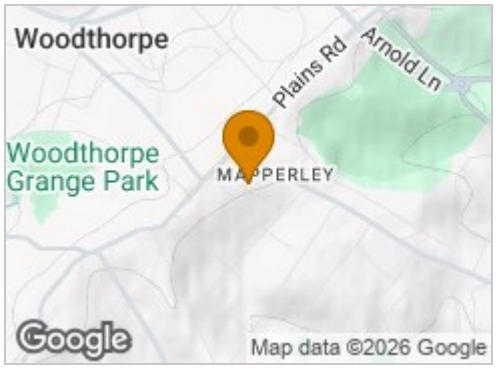


Road Map



Hybrid Map

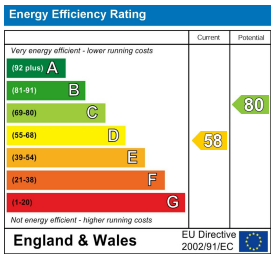
Terrain Map



Viewing

Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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