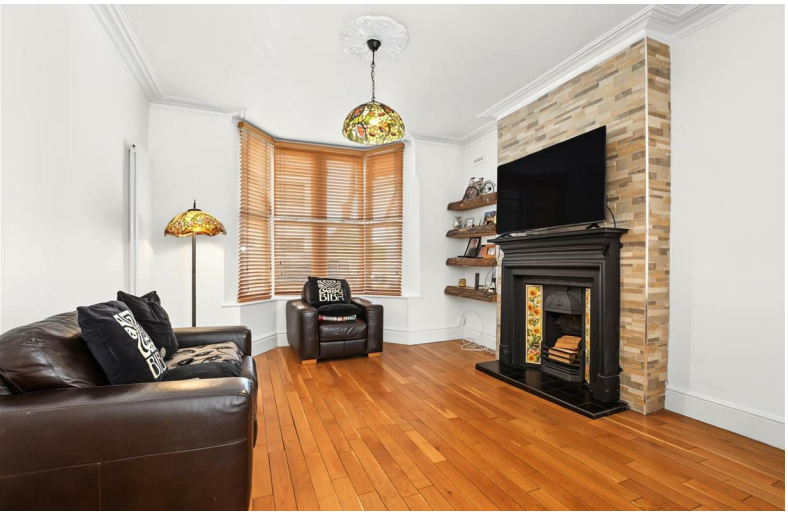
Robert Ellis

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A THREE DOUBLE BEDROOM SEMI DETACHED FAMILY PROPERTY

Robinson Road
Mapperley, Nottingham NG3 6BB

Asking Price £325,000 Freehold



Robert Ellis are delighted to welcome to the market this beautifully presented three double bedroom Victorian semi-detached home, positioned in the ever-popular Mapperley area and offered for sale with NO UPWARD CHAIN.

The property retains many charming period features including high ceilings and generous room proportions, while being tastefully updated to suit modern family living.

The accommodation begins with an entrance hallway providing access to the principal living spaces and stairs rising to the first floor. The open-plan lounge and dining room creates a superb social space, enhanced by oak flooring, a feature bay window to the front and a further window overlooking the rear garden, allowing natural light to flow throughout.

The dining area leads through to the fitted kitchen, featuring shaker-style units, complementary work surfaces, subway-style tiling and space for a range cooker. Double doors open into the conservatory, offering a versatile additional living area with direct access to the rear garden—ideal for entertaining.

To the upper floors are three spacious double bedrooms, all neutrally decorated with newly fitted carpets and benefiting from high ceilings and large windows.

The property is completed by a luxuriously appointed family bathroom, featuring marble-effect wall finishes, patterned floor tiles, a freestanding roll-top bath, walk-in shower, wash hand basin and WC.

Outside, the property enjoys a walled garden to the front and an enclosed rear garden, predominantly laid to lawn with a decked seating area.





Entrance Hallway
Double glazed entrance door to the front elevation leading into the entrance hallway comprising part tiling to the walls, tiled flooring, wall mounted radiator, coving to the ceiling, carpeted staircase leading to the first floor landing, door leading through to the open plan living diner.

Open Plan Living Diner

Living Area
15'1" x 15'1" approx (4.6 x 4.6 approx)
UPVC double glazed bay window to the front elevation, coving to the ceiling, fireplace with tiled hearth, tiling to the chimney breast, oak wooden flooring, vertical wall mounted radiator, integrated shelving, open through to the dining area.

Dining Area
12'1" x 11'5" approx (3.7 x 3.5 approx)
UPVC double glazed window to the rear elevation, oak wooden flooring, coving to the ceiling, wall mounted radiator, open through to the living area, door leading through to the kitchen.

Kitchen
9'6" x 13'9" approx (2.9 x 4.2 approx)
A range of matching wall and base units with worksurfaces over incorporating a sink with mixer tap over, range cooker with extractor over, part tiling to the walls, recessed spotlights to the ceiling, wall mounted boiler, space and plumbing for a washing machine, space and point for a fridge freezer, wall mounted radiator, door leading to the cellar, internal French glazed doors leading through to the conservatory, UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation.

Conservatory
8'2" x 10'5" approx (2.5 x 3.2 approx)
Tiled flooring, power, wall mounted radiator, UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden.

Cellar
Cellar with two storage rooms providing ample additional storage space.

Store One
11'1" x 12'1" approx (3.4 x 3.7 approx)

Store Two
11'5" x 12'1" approx (3.5 x 3.7 approx)

First Floor Landing
Carpeted flooring, wall mounted radiator, doors leading off to:

Family Bathroom
9'6" x 13'9" approx (2.9 x 4.2 approx)
Contemporary spacious bathroom comprising walk-in shower enclosure with mains fed shower over, handwash basin with separate hot and cold taps, WC, freestanding bath with separate hot and cold taps with shower attachments, WC, vinyl flooring, tiling to the walls, coving to the ceiling, matte black heated towel rail, UPVC double glazed window to the side and rear elevations.

Bedroom One
15'5" x 11'5" approx (4.7 x 3.5 approx)
Spacious light filled bedroom comprising three UPVC double glazed windows to the front and side elevations, carpeted flooring, two wall mounted radiators, coving to the ceiling.

Bedroom Two
9'2" x 11'5" approx (2.8 x 3.5 approx)
UPVC double glazed windows to the side and rear elevation, carpeted flooring, vertical wall mounted radiator, coving to the ceiling.

Bedroom Three
15'5" x 17'4" approx (4.7 x 5.3 approx)
Carpeted staircase leading to bedroom three comprising carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, storage to the eaves, wooden beam to the ceiling.

Outside

Front of Property
To the front of the property there is a walled front low maintenance front garden with gated access to the rear of the property and pathway to the front entrance door.

Rear of Property
To the rear of the property there is an enclosed rear garden with raised decked area, further garden space to the rear and side of the property, garden laid to lawn, further deck to the rear, fencing to the boundaries, outdoor water tap, gates access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 3mbps 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





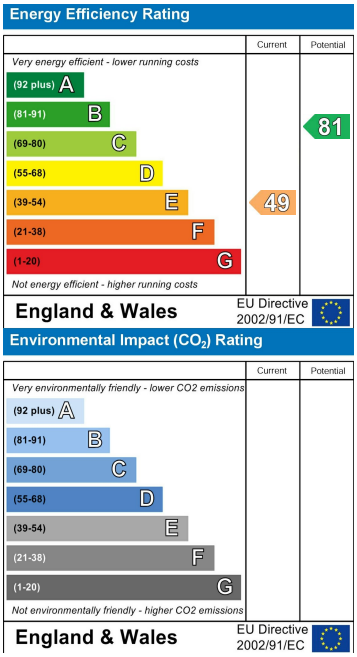












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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