



31 Clementine Drive, Mapperley, NG3 5UX

Offers Over £285,000

 3  2  1  C





# 31 Clementine Drive Mapperley, NG3 5UX

- Three story townhouse
- Three bedrooms & en-suite
- Ground floor living room
- Private cul-de-sac location
- First floor kitchen with Juliet balcony
- NO UPWARD CHAIN

A very well presented modern town house situated in a private cul-de-sac just off Chartwell Grove. Accommodation is over three floors, with three bedrooms, a ground floor living room with double doors to the garden, first floor kitchen diner, family bathroom and two bedrooms. The master bedroom and en-suite are on the top floor. For sale with NO UPWARD CHAIN!!

Offers Over £285,000



## Overview

Tucked away in a private cul-de-sac, this modern townhouse offers a perfect blend of comfort and contemporary living. Built in 2009 as an extension to the esteemed Chartwell Heights development, Clementine Drive offers a blend of modern homes, from apartments and town houses, to larger detached family homes, designed to cater to the needs of modern families.

Upon entering the property, you are greeted by a welcoming hall that features a convenient downstairs toilet, with access to both the garage and the rear living room, which features double doors that open out to a charming covered pergola seating area, ideal for entertaining or simply enjoying the outdoors. With its woodland feel backdrop, the low-maintenance garden provides a serene retreat, perfect for relaxation.

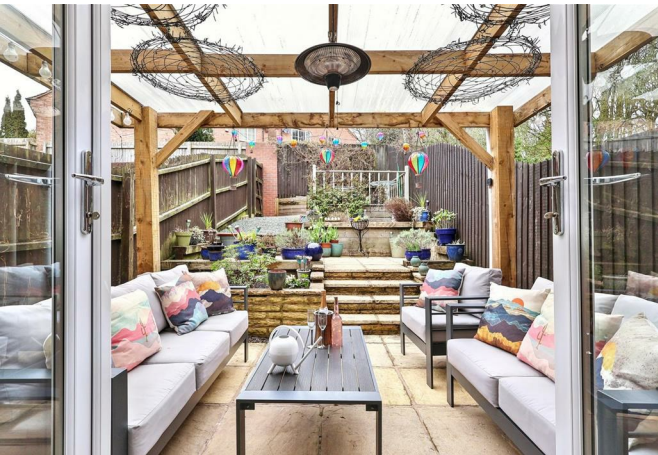
The first floor comprises two well-proportioned bedrooms and family bathroom, alongside a delightful rear dining kitchen that features a Juliet balcony. The top floor is dedicated to the master bedroom, which is generously sized and includes an en-suite shower room, providing a private sanctuary for the homeowner.

For those with vehicles, the property offers ample parking with a full-width pressed concrete driveway, accommodating up to two cars. Additionally, the integral garage is equipped with a remote roller door and utility area with fitted wall and base units, sink and is heated by an electric panel heater. And being connected to the hallway, makes it a practical space for either storage or hobbies.

This townhouse is not only a lovely home, but also a practical choice for families seeking a modern lifestyle in a peaceful setting. With its thoughtful design and convenient location, it presents an excellent opportunity for those looking to settle close to Mapperley's surrounding areas and open countryside, with Gedling Country Park just a few minutes drive away.

## Entrance Hall

With double glazed composite front entrance door, wood laminate flooring, radiator, under-stair cupboard, spindled staircase to the first floor and doors leading to the downstairs toilet, living room, and garage.



### Downstairs Toilet

With a dual flush toilet, pedestal wash basin with tiled splashback, radiator, high-level RCD board and UPVC double-glazed front window.

### Living Room

Wood laminate flooring, radiator and UPVC double-glazed double doors leading out of the patio.

### Garage

The garage is a great useful space with utility area, which has a range of fitted wall and base units, space for an upright fridge freezer, plumbing for a washing machine, worktop with an inset stainless steel sink unit and drainer, along with an electric panel heater, light and power.

### First Floor Landing

Wood laminate flooring, radiator and spindled staircase leading to the second floor.

### Bedroom 2

UPVC double-glazed front window and radiator.

### Bedroom 3

UPVC double-glazed front window and radiator.

### Bathroom

Consisting of bath with full-height tiling, glass screen and chrome mains shower, dual-flush toilet and pedestal wash basin. Half tiling to the remaining walls, LED downlights, chrome ladder towel rail and airing cupboard housing the hot water cylinder.

### Kitchen Diner

A range of wall and base units with granite effect worktops, inset one-and-a-half bowl stainless steel sink unit and drainer, mosaic tiled splashbacks and work surface downlighting. Appliances consist of an integrated brushed steel trim electric oven and four ring gas hob with extractor. Plumbing for washing machine, space for an upright fridge freezer, concealed Glowworm gas boiler (serviced March 2026), radiator, ceiling downlights and UPVC double-glazed French doors with Juliet Balcony, overlooking the rear garden.

### Second Floor Bedroom 1

Two radiators, loft access with ladder in to a boarded roof space with light and power. Door to the en-suite.

### En-suite

Consisting of a large fully tiled cubicle with chrome main shower, dual flush toilet and pedestal wash basin. Half-tiling to the remaining walls, chrome ladder towel rail, downlights, extractor fan and skylight window.

### Outside

To the front, there is a full-width pressed concrete driveway providing parking for two cars with an electric remote roller door into the garage. To the rear is a large pergola covered patio with plum state borders and an external power point. Stone retaining wall with steps and planters provide access to a further full-width paved seating area with additional power point and sleeper retaining wall with steps leading up to a gravelled area and balustrade enclosed decking. The garden is enclosed with a fenced perimeter and rear gated pedestrian access.

### Material Information

TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band D  
PROPERTY CONSTRUCTION: Cavity Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: yes -adjoining properties have rear pedestrian access  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: no  
ANY KNOWN EXTERNAL FACTORS: no  
LOCATION OF BOILER: kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Ovo  
MAINS ELECTRICITY PROVIDER: Ovo  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent



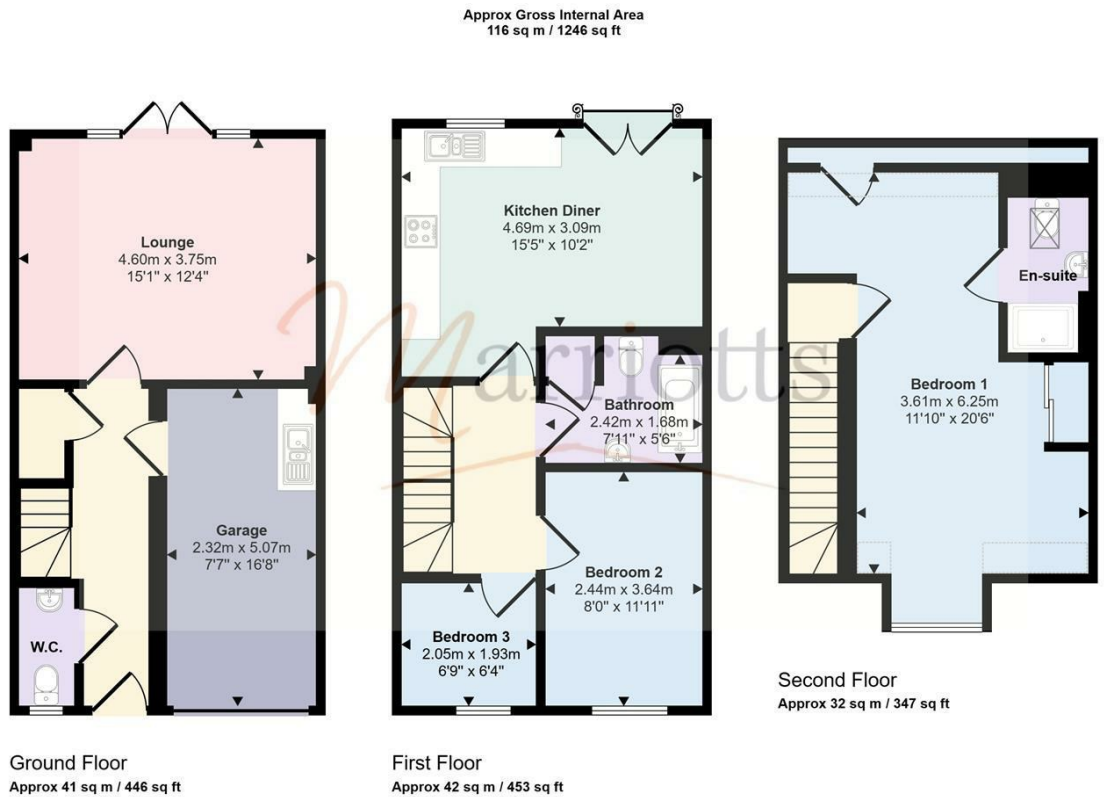




WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: level front and rear access







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.Marriotts.net

