

7 Steedman Avenue, Mapperley, NG3 6DL

Offers In The Region Of £375,000

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Marriotts



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- Highly sought-after Mapperley location
- 3 bedroom detached house, master bedroom with walk in wardrobe/potential 4th bedroom or nursery
- Family bathroom and downstairs shower room
- Lounge diner, separate living room and full width conservatory
- Breakfast kitchen with integrated appliances and separate utility room
- Detached garage with workshop, substantial garden room and off street parking

A fantastic opportunity to acquire a spacious three-bedroom detached family home, occupying a generous plot on one of Mapperley's most desirable residential roads. Having been lovingly maintained by the same owners for the past 50 years, this much-loved property offers well-proportioned accommodation, excellent outdoor space and exciting potential for a new owner to make it their own.





Offers In The Region Of £375,000



Overview

Situated on one of Mapperley's most sought-after residential roads, this substantial three-bedroom detached family home occupies a generous plot and presents an exciting opportunity for buyers looking for a property with space, character and potential. Having been cherished by the current owners for an impressive 50 years, the property is now ready for its next chapter, offering versatile accommodation perfectly suited to family living.

The ground floor welcomes you into a spacious entrance hallway, with a cosy front living room/snug to the left and a generous through lounge diner to the right. The lounge diner flows through into a full-width conservatory, providing additional living space with views over the garden. The fitted breakfast kitchen features a breakfast bar, integrated appliances and plenty of worktop space, while a separate utility room and convenient ground floor shower room add to the practicality of the layout. To the first floor are three bedrooms, with the principal bedroom enjoying the added benefit of a walk-in wardrobe/dressing room, which could potentialy become anotyhr bedroom or nursery. There is a family bathroom and separate WC which completes the upstairs accommodation.

Outside, the property really comes into its own. Occupying a generous plot, the home benefits from a detached garage with workshop to the rear, together with a substantial garden room offering fantastic versatility. Whether used as a home office, gym, hobby room or entertaining space, this additional building provides exciting possibilities to suit a variety of lifestyles. The established rear garden has mature trees, shrubs and a good-sized lawn, and decking leading from the conservatory. The front garden has driveways either side, providing off street parking.
The location is equally appealing, being within easy reach of Mapperley's thriving shopping area, with its excellent selection of independent shops, popular cafés, restaurants and bars. Highly regarded local schools, convenient transport links and leisure facilities, including Mapperley Golf Course, are also readily accessible.

Entrance hall

The entrance hall has laminate flooring, radiator and a large understairs cupboard housing the RCD board and electric meter

Living room
The front living room has a wall mounted feature fire, side and front UPVC double glazed windows, radiator and carpet.

Lounge Diner
Featuring a cast iron gas stove set within a brick interior fireplace and wood beam surround, front UPVC double glazed bay window, carpet, radiator, window and door into the conservatory.

Breakfast Kitchen
Fitted with a variety of wall and base cabinets, worktop with breakfast bar and tile splashback. 1 1/2 bowl stainless steel sink with mixer tap, integrated appliances including a double electric oven, 5-ring gas burner hob, stainless steel extractor hood, fridge freezer and microwave. There is a radiator, tiled floor, window and, door into the conservatory and door into the utility room.

Utility room
The utility room has fitted cupboards and worktop, stainless steel sink with mixer tap, integrated washing machine and side UPVC window. A sliding door goes to the shower room.

Downstairs shower room
Corner cubicle with electric shower, toilet, wash hand basin, radiator, tiled floor and half tiled walls and rear UPVC double window.

Conservatory
Accessed from either the kitchen or lounge, with two radiators, laminate floor, French doors and single door to the garden.

Landing
Carpeted and with loft access

Bedroom 1
The master bedroom features fitted wardrobes with sliding doors, radiator, front and side UPVC double glazed window and carpet

Dressing room/ potential bedroom
Having one wall of fitted wardrobes, radiator, carpet and rear UPVC double glazed window.

Bedroom 2
Front and side UPVC double glazed window, carpet and radiator.

Bedroom 3
Rear UPVC double glazed window, carpet and radiator.

Bathroom
The bathroom has bath with shower attachment to the mixer taps, fully tiled walls and laminate floor, lower fitted units with insert wash hand basin and one housing the central heating boiler. There is a wall heater, radiator and front UPVC double glazed window.

Separate toilet
Across the landing is the separate toilet, which has laminate floor and a rear UPVC double glazed window.











Outside

The lawned front garden has driveways either side with the left hand side leading to the detached single garage; which has an up & over door and side access, power lights and a separate workshop to the rear.

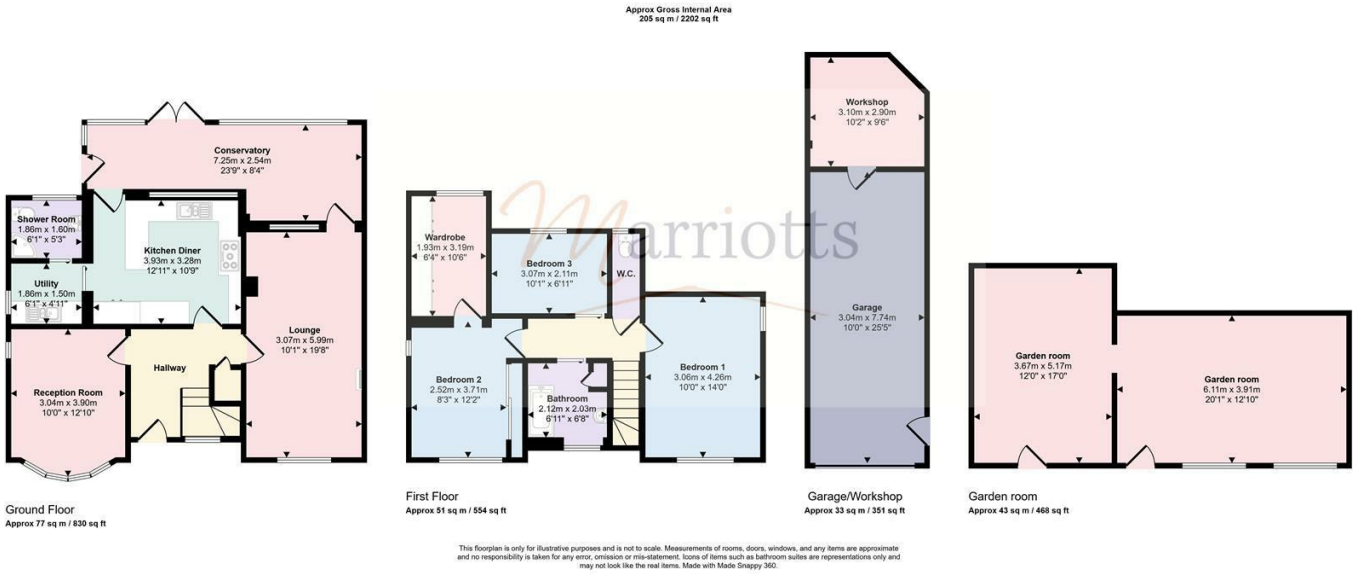
The rear garden has decking directly from the conservatory, and a good sized lawn surrounded by mature plants and trees. A pathway leads to the bottom of the garden where the Garden Room can be found; it is split into two rooms, has lights, power and UPVC double glazed windows & doors.

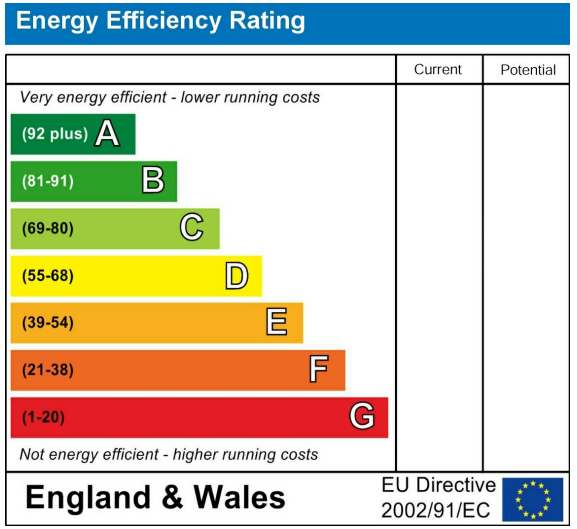
Material Information

TENURE: Freehold
COUNCIL TAX: Gedling - Band E
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Very low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Bathroom cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: E-on
MAINS ELECTRICITY PROVIDER: E-on
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
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 access











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

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