



95 Digby Avenue, Mapperley, NG3 6DT  
Offers Around £340,000



Marriotts







# 95 Digby Avenue Mapperley, NG3 6DT

- Four bedrooms
- Modern kitchen & bathroom
- Great sized family garden
- Cloakroom & downstairs shower room
- Open plan dining & living areas
- Desirable location

A very well-presented four-bedroom detached family home in a great location less than a mile from Mapperley's busy shopping area. Lovely open-plan ground floor, modern kitchen & bathroom, cloakroom and downstairs shower room, elevated rear views and a great sized rear garden with under-floor storage!

**Offers Around £340,000**



## Overview

The accommodation consists of a large entrance porch with adjoining spacious cloakroom and downstairs shower room. The main living accommodation is open plan with a large breakfast area and breakfast bar looking through to the modern L shaped kitchen with shaker style units, range cooker, integrated dishwasher and washing machine. The full-width rear lounge diner has access out onto the rear enclosed balcony overlooking the great sized family garden with useful under-floor storage. Upstairs there are four bedrooms and a refurbished bathroom and the property also has gas central heating and UPVC double glazing.

## Entrance Porch

With double glazed composite front entrance door, radiator, wood style flooring, half glazed panel door through to the inner hall area and door through to the cloakroom.

## Cloakroom

Also with wood style flooring, radiator, UPVC double glazed front window and door through to the shower room.

## Shower Room

Consisting of a fully tiled cubicle with fixed head rain shower and hand held mixer, washbasin with vanity base cupboard and tiled splashback and toilet. Chrome ladder towel rail, tiled floor, extractor fan and UPVC double glazed front window.



### Breakfast Area

With open tread staircase leading to the first floor, two radiators, cloaks cupboard with sliding doors, breakfast bar and access to the kitchen and steps leading down to the lounge diner.

### Kitchen

A range of wall and base units with shaker style soft close doors and drawers and granite style worktops with tiled splashback and one and a half bowl composite sink unit and drainer. Integrated dishwasher, five ring range cooker with brushed steel extractor canopy, integrated washing machine and space for an upright fridge freezer. Radiator, wood style flooring, window looking through to the lounge and UPVC double glazed side window and composite door.

### Lounge Diner

Marble fireplace and hearth with surround and polished chrome electric fire, two radiators and UPVC double glazed window and door leading out to the rear balcony. .

### First Floor Landing

UPV double glazed front window and radiator.

### Bedroom 1

UPVC double glazed rear window with views and radiator.

### Bedroom 2

Built-in wardrobe, UPVC double glazed front window and radiator.

### Bedroom 3

UPVC double glazed rear window with views and radiator.

### Bedroom 4

UPVC double glazed side window and radiator.

### Bathroom

With tile effect floor covering, the suite consists of a shaped bath with full height tiling, screen and electric shower, dual flush toilet and pedestal washbasin with matching tiled splashback. Radiator and UPVC double glazed front window.

### Outside

There is a front garden and driveway for two cars, with side locking gated access to the rear. To the rear and accessed from the lounge diner is a balcony with views, LED flood light and power points. Balustrade and gated steps lead down to the main garden and under-floor full width storage. The garden is lawned and has established borders, bedding areas and gravelled area with garden shed and enclosed with a fenced perimeter.

### Material Information

TENURE: Freehold /

COUNCIL TAX: Gedling Borough Council - Band D

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No









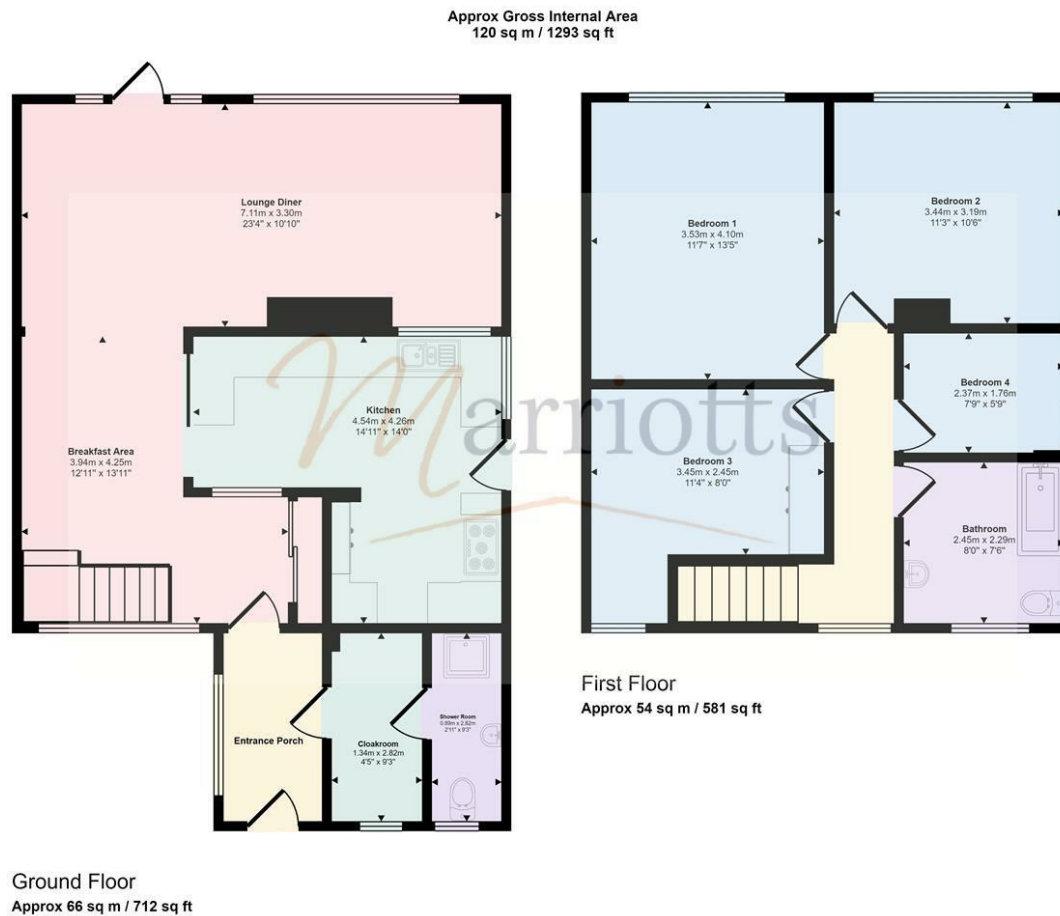


FLOOD RISK: Very low  
ASBESTOS PRESENT: TBC  
ANY KNOWN EXTERNAL FACTORS: TBC  
LOCATION OF BOILER: In Loft  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER 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 access. Steps from balcony down to the rear garden.





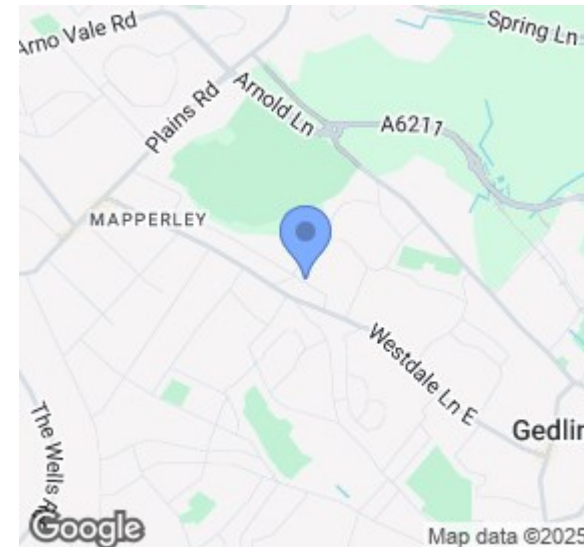




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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>		
(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		
England & Wales		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.**

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