



79 Sandford Road, Mapperley, NG3 6AH
£325,000

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Marriotts



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- Three Bedrooms
- Modern kitchen with appliances
- Lovely mature rear garden
- Hall with downstairs toilet
- Rear Garden room/conservatory
- Desirable location

A traditional bay-fronted semi-detached house situated on a highly sought-after road, just a few minutes' walk from the popular amenities of Mapperley. Offering well-proportioned accommodation, a modern fitted kitchen and a beautiful mature rear garden, this property would make an excellent family home!

£325,000



Overview

The accommodation briefly comprises an entrance hall with downstairs WC, bay-fronted lounge, separate dining room, modern fitted kitchen and a useful full-width rear Garden room/conservatory.

To the first floor are three bedrooms and a modern family bathroom.

Outside, the property benefits from a lovely mature rear garden, thoughtfully landscaped with a variety of patio areas and pergola-covered seating spaces, creating several attractive areas for outdoor entertaining and relaxation. A particular feature is the large sunken pond with waterfall, providing a charming focal point to the garden.

The property is ideally positioned for easy access to Mapperley's popular shopping area, with its excellent selection of cafes, bars, restaurants and everyday amenities, while Nottingham city centre and surrounding areas are also readily accessible.

In summary, this is an attractive traditional home in a highly desirable location, with a superb mature rear garden - early viewing is highly recommended.

Entrance Hall

With UPVC double-glazed front door and stained-glass panelling and generous proportions create an inviting first impression, with plenty of space to welcome family and guests. Radiator, stairs to the first floor landing, tiled flooring continuing through to the kitchen and downstairs toilet and door leading through to the lounge.

Downstairs Toilet

A convenient downstairs WC provides useful facilities for family and guests.



Family & Dining Room

The open-plan family and dining rooms provide a versatile and sociable space for modern family living, with natural brick detailing adding warmth and character. A light-filled bay window to the front offers the opportunity for a window seat, creating a lovely spot to sit and enjoy the outlook, while patio doors to the rear open directly into the conservatory/garden room and onwards to the garden. Ample ceiling and wall light points help create a welcoming atmosphere throughout the day and evening. There is also a connection point for high-speed fibre broadband (Sky Gigafast).

Timber Framed Garden Room/Conservatory

The timber-framed conservatory/garden room provides valuable additional space for seating, entertaining and barbecuing, while also offering useful extra storage. With direct access to the garden, it provides a lovely link between the indoor and outdoor living spaces.

Kitchen

Range of units in cream gloss with granite effect worktops and inset one-and-a-half-bowl composite sink unit and drainer with mosaic tiled splashbacks. Appliances consist of a brushed steel trim electric oven and four-ring gas hob with filter hood, along with plumbing for a washing machine, UPVC double-glazed rear window and UPVC double-glazed stable-style side door.

First Floor Landing

With loft access and UPVC double-glazed side window.

Principle Bedroom

The bright and spacious principal bedroom has plenty of room for a king-size bed and offers ample storage, together with lovely views over the rear garden. A comfortable and relaxing space to retreat to at the end of the day.

Bedroom 2

Bedroom two is a well-proportioned double bedroom with a bright and airy feel, enjoying views over the front garden and providing a comfortable space for family or guests.

Bedroom 3

This room enjoys views over the front garden and across the valley. Offering useful flexibility, this room could work particularly well as a home office or study, nursery or occasional bedroom, depending on the needs of the next owner.

Bathroom

The well-presented bathroom features fully tiled walls with contrasting floor tiles and is fitted with a bath with a glass shower screen and a chrome mains shower over, a semi-pedestal wash basin and dual-flush WC. Further features include a chrome towel rail and a chrome radiator, ceiling downlights and a UPVC double-glazed rear window, providing natural light and ventilation.

Outside

The gated front garden, together with ample readily available on-street parking and a useful triple bin store, leads to the attractive front door. Two side gates provide access to the rear garden, which offers a generous and varied outdoor space with plenty of areas to sit, entertain and enjoy the established planting.

A paved area with an outside cold water tap leads via steps to a further large, full-width shaped patio and seating area, complete with a raised brick planter. From here, the garden continues to a pergola-covered seating area, providing a sheltered spot to relax and enjoy the surroundings, with a large garden shed nearby with light and power.

A pathway with a decked boardwalk leads across the large pond, complete with a waterfall, creating an attractive focal point within the garden. Beyond this, mature trees, established shrubs and areas of lawn create a leafy and private feel, with pathways running either side of the greenhouse and continuing towards the rear boundary.

The garden is well stocked with mature planting, trees and shrubs, including a plum tree, adding further interest and colour throughout the seasons. With its combination of seating areas, established planting, lawn, pond and pergola, the garden offers a wonderful variety of spaces to relax, entertain and enjoy the outdoors.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough - Band B

PROPERTY CONSTRUCTION: Solid brick





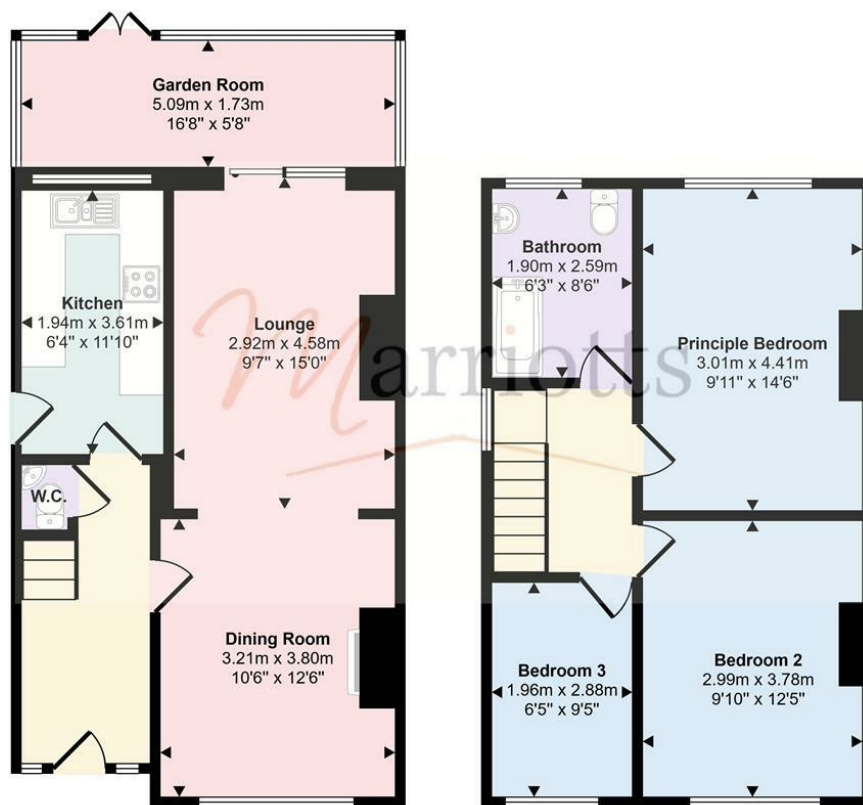


ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: very low
 ASBESTOS PRESENT: n/k
 ANY KNOWN EXTERNAL FACTORS: n/k
 LOCATION OF BOILER: kitchen cupboard
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: British Gas
 MAINS ELECTRICITY PROVIDER: British Gas
 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: stepped front access





Approx Gross Internal Area
95 sq m / 1019 sq ft



Ground Floor
Approx 52 sq m / 565 sq ft

First Floor
Approx 42 sq m / 454 sq ft

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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