

131 Sandford Road, Mapperley, NG3 6AG

£270,000

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Marriotts



131 Sandford Road
Mapperley, NG3 6AG

- Three double bedrooms
- Kitchen with built-in oven & hob
- Bathroom & downstairs shower room
- Lounge and dining room
- Great sized garden + garden room
- NO UPWARD CHAIN

Offered for sale with **NO UPWARD CHAIN**, this well-positioned semi-detached house is situated on a sought after road, just a five-minute walk from Mapperley's thriving shopping area, with its excellent selection of shops, cafés, bars, restaurants and everyday amenities!





£270,000



Overview

The property benefits from a generously sized rear garden, featuring a variety of seating areas and a fantastic insulated garden room situated at the bottom of the garden. With light and power connected, this versatile space could make an ideal home office, gym, hobby room or additional entertaining space.

Internally, the accommodation comprises an entrance hallway, front-facing living room, dual-aspect dining room and rear kitchen, together with a useful downstairs shower room and WC. To the first floor are three well-proportioned double bedrooms and a modern family bathroom.

A superb opportunity for buyers seeking a spacious three-bedroom home in a popular and convenient location, with the added benefit of **no upward chain** and excellent access to Mapperley's amenities.

Entrance Hall

With UPVC double-glazed side entrance door, radiator, laminate flooring and spindled staircase to the first floor landing. Doors lead to both reception rooms and the shower room.

Shower Room
With fully tiled walls, the suite consists of a cubicle with electric shower, wash basin, toilet and bidet. Ladder towel rail, exposed floorboards and extractor fan.

Lounge
Marble fireplace and hearth with coal-effect gas fire, Adam-style surround and wall light points either side of the chimney breast. UPVC double-glazed bay window to the front, radiator and cupboard housing the RCD board.

Dining Room
Laminite flooring, two radiators, UPVC double-glazed side and rear windows and door through to the kitchen.

Kitchen
A range of units in cream with wood-effect worktops and an inset enamelled sink unit and drainer with tiled splashbacks. Electric double oven, five-ring gas hob with wok burner, plumbing for a washing machine, wood-effect flooring, radiator, housing for a fridge-freezer, UPVC double-glazed rear window and UPVC double-glazed side door and window.

First Floor Landing
Loft access, laminate flooring and overhead storage cupboards.

Bedroom 1
Laminate flooring, UPVC double glazed front window and radiator.

Bedroom 2
Laminate flooring, UPVC double-glazed rear window and radiator.

Bedroom 3
Built-in wardrobes with sliding doors, laminate flooring, radiator and UPVC double-glazed rear window.

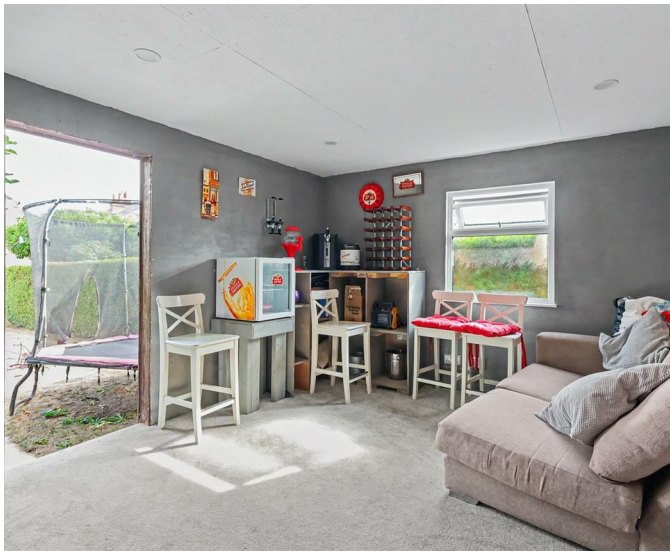
Bathroom
Fully tiled walls with decorative mosaic tiled border and tiled floor. The suite consists of a bath with folding screen and mains shower, concealed cistern dual flush toilet and wash basin set into a vanity surround and cupboards. Ladder towel rail, UPVC double-glazed side window and airing cupboard.

Outside
To the front of the property is a garden and driveway with side gated access. To the rear is a large block paved wraparound patio/seating area with outside tap and LED floodlight. The garden is lawned with a central path leading to a paved seating area and timber-framed enclosed games/seating area. At the end of the garden, a door leads into the large insulated and carpeted garden room with ceiling downlights and power points, providing a fantastic multipurpose room.

Material Information









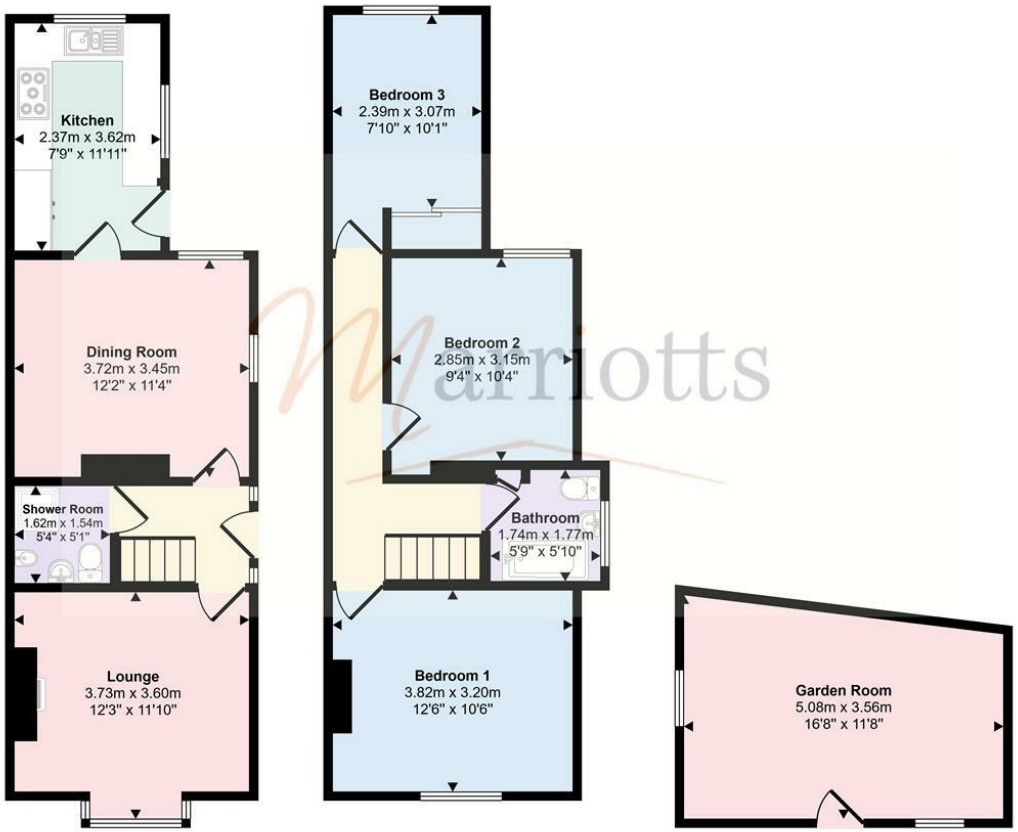


TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band B
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: in the loft
UTILITIES - 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: level access





Approx Gross Internal Area
100 sq m / 1077 sq ft



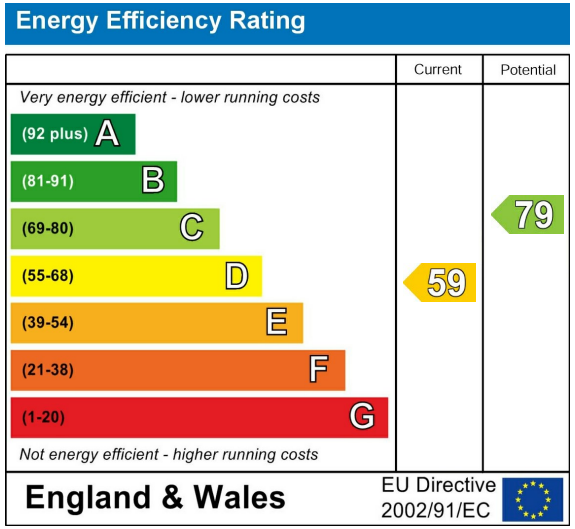
Ground Floor
Approx 41 sq m / 444 sq ft

First Floor
Approx 42 sq m / 456 sq ft

Garden Room
Approx 16 sq m / 177 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.





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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