

836 Woodborough Road, Mapperley, NG3 5QQ

Price Guide £290,000

2 1 2 D

Marriotts





836 Woodborough Road
Mapperley, NG3 5QQ

- Spacious and beautifully presented semi-detached home, with two generous double bedrooms
- Two spacious reception rooms, modern fitted kitchen and two celler rooms
- Gated off-street parking for two cars
- Offering a wealth of original period features, including a Minton-tiled entrance hall
- Spacious bathroom with four-piece suite and underfloor heating
- Outside WC and useful utility/store room

GUIDE PRICE £290,000 - £300,000. A beautifully presented and particularly spacious semi-detached home in Mapperley, combining an abundance of original period character with stylish modern touches. From the Minton-tiled entrance hall to the original doors, cornicing and ceiling roses, this is a home with real personality and plenty of features to discover.

The welcoming entrance hall leads into two generous reception rooms. The front lounge features an attractive cast-iron fireplace, while the rear reception room retains beautiful original cornicing and distinctive ceiling detailing, creating a characterful space for dining or entertaining. The modern fitted kitchen provides a practical contrast to the period features, complete with a five-ring gas hob, and also gives access to two useful cellar rooms, offering excellent additional storage. Upstairs, a spacious landing leads to two generous double bedrooms, with the principal bedroom benefiting from fitted wooden wardrobes. There is also a separate store room and an impressive family bathroom featuring a four-piece suite and underfloor heating.

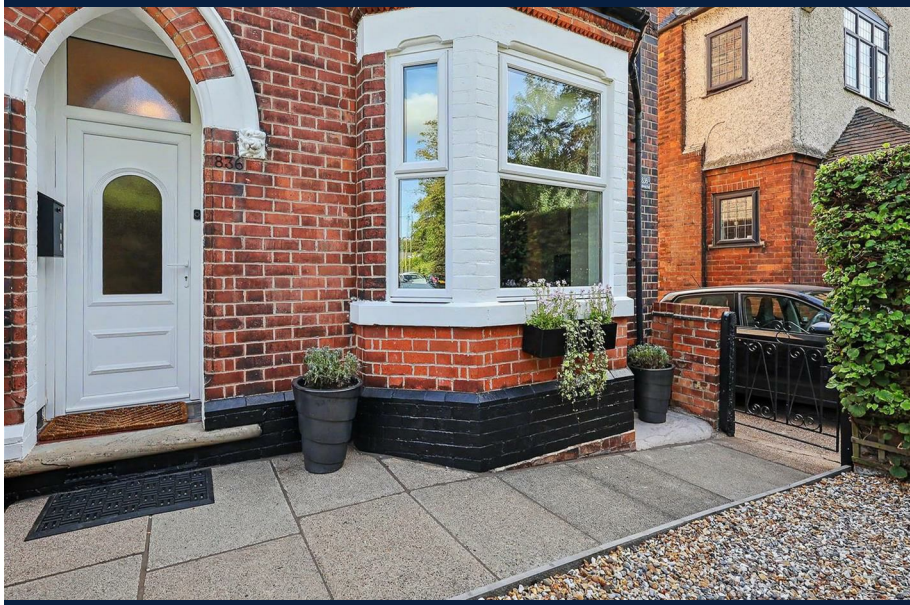
Outside, the property continues to impress. To the rear is gated off-street parking for two vehicles, together with an outside WC and a useful store room which includes space for a tumble dryer. Beyond the parking area lies a delightful fully enclosed lawned garden, with raised planting beds and a well-equipped corner garden shed. A particularly special feature is the covered outdoor entertaining area, complete with a fitted bar and surrounded by beautiful mature wisteria. This creates a wonderfully secluded garden retreat and a fantastic setting for entertaining family and friends.

A truly individual Mapperley home offering an appealing combination of period character, generous accommodation, practical outside space and a garden designed to be enjoyed.





Price Guide £290,000



Entrance Hall
The welcoming entrance hall features original decorative cornicing and ceiling rose, a Minton-tiled floor and a radiator with a decorative cover. Original stripped doors lead into the lounge and dining room.

Lounge
The front lounge has a natural flame effect gas fire set within a cast iron fireplace and black tiled hearth, there is a front UPVC double glazed bay window, radiator, Coir carpet and decorative cornicing.

Dining room
The rear dining room, has original stripped wood floor, original solid wood alcove cupboard, original ceiling wallpaper and matching border, rear UPVC double glazed window, radiator and a decorative fireplace with slate tile hearth.

Kitchen
Fitted with wall and floor cabinets, worktop, stainless steel sink and mixer tap and a tiled floor. There is a fitted electric oven, 5-ring burner gas hob with extractor hood over, and space for a dishwasher, washing machine and tall fridge freezer. Side UPVC double glazed window and door to the rear, and further door desending to the cellar.

Cellar
There are two cellar chambers providing plenty of storage. They also house the RCD board, central heating boiler and electric meters.

Landing
The Coir carpeted stairs lead to the landing, where the loft access can be found. The loft space is boarded, has a fitted ladder and lights.

Bathroom
The bathroom suite comprises if a Roma shower cubicle with Mira mains shower, wall hung wash hand basin & mixer tap, toilet with dual flush and bath with corner mixer tap. The room has Amtico tile flooring with under floor heating, heated towel rail, side UPVC double glazed window and extractor fan.

Bedroom 1
The master bedroom benefits from two wooden fitted wardrobes, Coir carpet, radiator and a front UPVC double glazed window.

Bedroom 2
With UPVC double glazed window, Coir carpet and radiator.

Store Room
Front UPVC double glazed window and radiator.

Outside
Hardstanding to the rear of the house provides off-street parking for two vehicles; the area has secure gated access, an outside WC with faux grass floor, toilet and sink; alongside a brick built store room/workshop. This room has space for a tumble dryer, a rear UPVC double-glazed window, fitted shelves, power and lights.
Step to the right leads to the lower garden with has a large lawn, raised bed planters to the borders, and a further corner garden shed. with electrics This shed features a workbench, electric/lights and two windows. The custom-built entertainment area has a solid roof with mature wisteria forming a canopy around it. There is a fitted bar with power and lights, a drinks fridge, shelves and space for a 6-seater garden table.

To the front, the property has a shared access driveway leading to the rear garden and a private gated pathway to the front door. There is a low-maintenance gravel front garden, surrounded by a mature hedge providing privacy.

Material Information
TENURE: Freehold
COUNCIL TAX: Gedling - Band B
PROPERTY CONSTRUCTION: Solid Brick









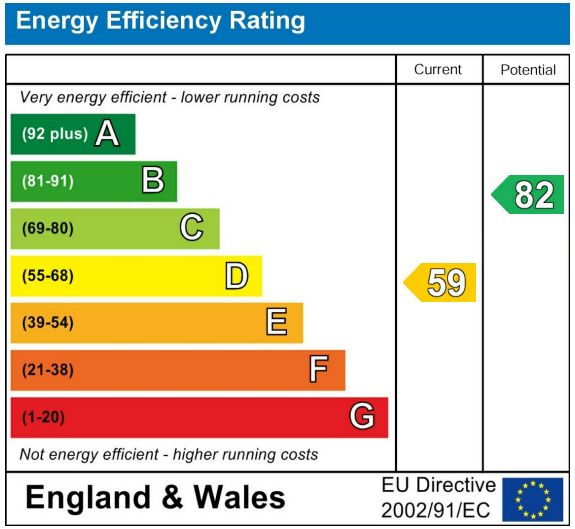


ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared driveway leading to rear gated parking
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None known
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Celler
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus
MAINS ELECTRICITY PROVIDER: Octopus
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: With level access to the front, and steps leading to the lower garden




Che
Privé terrein
I LIVE IN GARDEN I JUST SLEEP IN THE HOUSE
JOHNNIE WALKER
CARLING







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

naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK