



15 Clipstone Avenue, Mapperley, NG3 5JZ
Price Guide £315,000



Marriotts



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- Three double bedrooms
- Fully glazed conservatory
- Bathroom with separate toilet
- Full width lounge diner
- South west facing garden
- Desirable location

A HOME TO PUT YOUR OWN STAMP ON! This immaculate detached house is located on a popular private road just off Plains Road, with three double bedrooms, a full-width lounge diner, fully glazed conservatory and south west facing rear garden!

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Overview

Welcome to Clipstone Avenue, Mapperley - a lovely and immaculate detached house that could be your next dream home! This property boasts a spacious full width rear lounge diner, a UPVC double glazed conservatory with glazed roof leading out to the virtually south facing rear garden. Upstairs there are three well-proportioned double bedrooms, bathroom with bath and separate shower and a spacious landing with separate toilet.

The property also benefits from a brand-new boiler and radiators installed in 2022, complete with the remainder of a 10-year boiler warranty, new RCD board in 2022 and the garage flat roof was also replaced in 2024, all of which provide you with peace of mind and comfort for years to come.

Convenience is key with parking available for two vehicles, plus the garage, ensuring you never have to worry about finding a spot. Additionally, the property's private road location offers easy walking distance access to Mapperley's bustling shopping area and amenities, including an array of coffee shops, bars and restaurants providing you with plenty of options.



Entrance Hall

UPVC double glazed front door, laminate flooring, radiator and stairs to the first floor landing.

Kitchen

A range of wall and base units with marble effect worktops, tiled splashbacks and stainless steel sink units and drainer. Gas cooker point, plumbing for washing machine, radiator, UPVC double-glazed front window and UPVC double-glazed side door.

Lounge Diner

With two ceiling light points, two radiators, laminate flooring, fireplace and surround with marble hearth and provision for an electric fire. UPVC double glazed window and double-glazed sliding patio door leads through to the conservatory.

Conservatory

Being UPVC double glazed with glazed roof, laminate flooring, power points, ceiling fan with light and double doors to the side.

First Floor Landing

Loft access, UPVC double-glazed front window and separate toilet with half-tiled walls.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double glazed rear window and radiator.

Bathroom

The suite consists of a bath with tiled surround, separate shower tray with full height tiling and chrome mains shower and a pedestal washbasin. Radiator, airing cupboard and UPVC double glazed front window.

Outside

There is a driveway and lawned front garden with up an over door leading into the garage which houses the gas boiler installed in January 2022 along with new radiators throughout. Also with the RCD board installed in 2022, the garage flat roof was replaced in 2024. side gated access leads to the rear, lawned garden with established borders.

Material Information



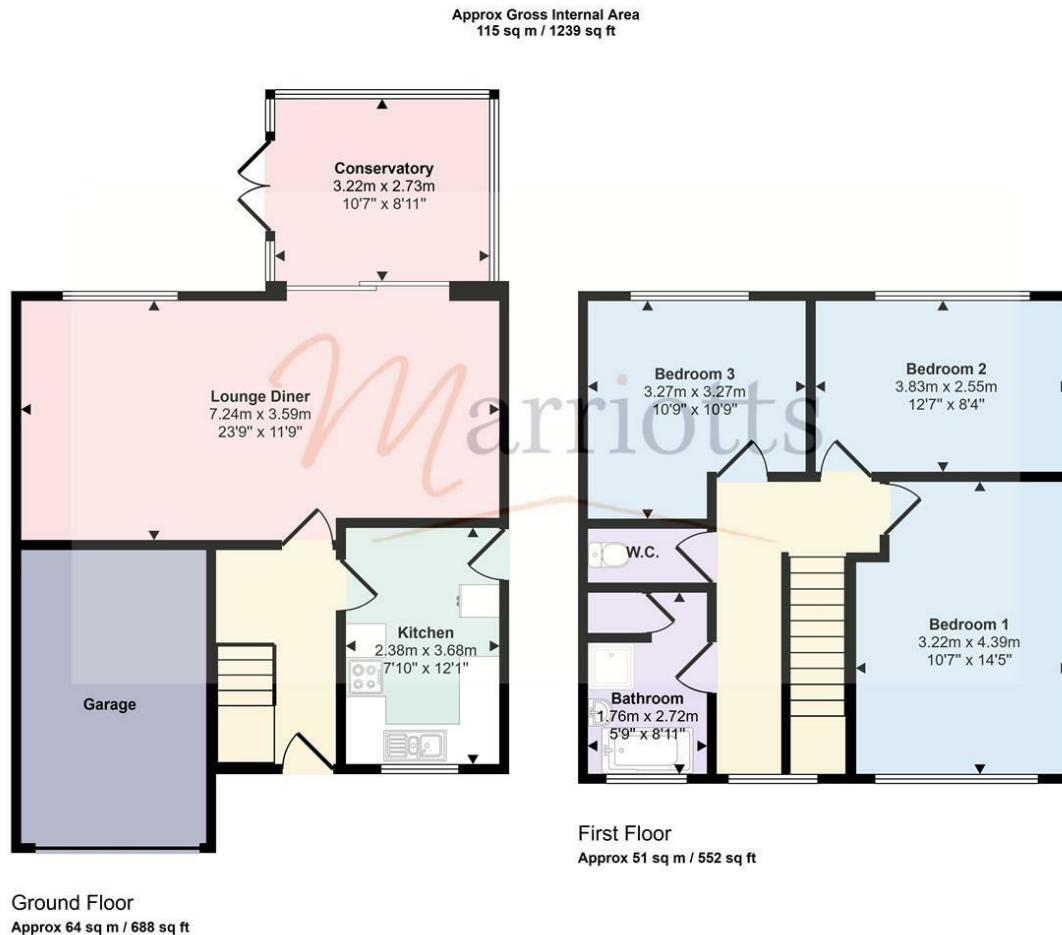




TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band: D
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None
FLOOD RISK: No
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Garage installed in 2022 with the remainder of a 10 year parts and labour warranty
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Eon Next
MAINS ELECTRICITY PROVIDER: Scottish Power
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:







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		81
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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- Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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