



6 College Road, Mapperley, NG3 6FD  
Price Guide £500,000



Marriotts



# 6 College Road Mapperley, NG3 6FD

- Four double bedrooms + study
- Large breakfast kitchen
- Hall with downstairs toilet
- Three stunning new bathrooms
- Lounge & separate dining room
- Separate utility room

An impressive and spacious five bedroom detached family home situated within a modern cul-de-sac just off Digby Avenue. The property also has a detached double garage with electric door and accommodation over three floors. Viewing strongly advised!



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## Overview

College Road forms part of a modern development built by Bryant Homes around 2002/03 and is less than a mile from Mapperley's thriving shopping area, offering a wide variety of shops, bars, cafe's and restaurant, plus many other independent retailers.

The property is very well presented throughout and also has three stunning newly refurbished bathrooms, all with under-floor heating. The remaining accommodation consisting of a large hallway with downstairs toilet, full length lounge and separate dining room, large 'L' shaped breakfast kitchen and separate utility room. On the first floor are two en-suite bedrooms, the master with walk-through dressing area and bedroom 5/study. On the top floor are two further large double bedrooms and a bathroom. Outside, there's a great sized lawned rear garden with rear access to the garage.

## Entrance Hall

With composite front entrance door, radiator and spindled staircase to the first floor with under-stairs cupboard. Laminate flooring and doors to the cloakroom/WC, lounge, dining room and breakfast kitchen.

## Cloakroom/wc

With toilet, pedestal washbasin with tiled splashback and radiator.

## Lounge

Marble fireplace and hearth with living flame coal effect gas fire and Pine surround. Two separate radiators, two ceiling light points, UPVC double glazed front window and double doors leading out to the patio.

## Dining Room

UPVC double glazed front window and radiator.

### **Breakfast Kitchen**

An L shaped breakfast kitchen with a range of wall and base units and contrasting worktops with inset one and a half bowl stainless steel sink unit and drainer, tiled splashbacks and concealed worksurface lighting. Appliances consists of Neff electric double oven, four ring gas hob and extractor canopy along with plumbing for dishwasher and space for an upright fridge freezer. Ceiling downlights, loft access, tiled floor, breakfast area with radiator and UPVC double glazed corner windows overlooking the rear garden and patio.

### **Utility Room**

Base unit and tall cupboard with worktop and inset stainless steel sink unit and drainer with tiled splashbacks Plumbing for washing machine, radiator, tiled floor, wall mounted Viessmann gas boiler and double glazed composite side door.

### **First Floor Landing**

With stairs to the second floor and doors to two bedrooms and study/bedroom 5.

### **Bedroom 1**

Two built-in double wardrobes with central door to the en-suite, UPVC double glazed front window and radiator.

### **En-suite**

With fully tiled walls and floor with under-floor heating, the suite consists of a walk-in shower with fixed head rain shower and second mixer and feature illuminated recessed shelf. Concealed cistern toilet, washbasin with vanity drawers, chrome multifuel towel rail, extractor fan and LED ceiling downlights.

### **Bedroom 2**

Built-in door door wardrobe next to which is access to a walk through dressing area with a further double wardrobe and door to the en-suite. UPVC double glazed front window and radiator.

### **En-suite**

Consisting of a tub style bath with a central floating mixer tap and microphone shower attachment. Push-button toilet, washbasin with vanity drawers and an LED illuminated touch control vanity mirror. Chrome multi-fuel ladder towel rail, underfloor heating and UPVC double glazed window.

### **Study/Bedroom 5**

UPVC double glazed front window and radiator.

### **Second Floor Landing**

With Velux window, airing cupboard and doors to two further bedrooms and bathroom.

### **Bedroom 3**

With two sets of large built-in double wardrobes, UPVC double glazed dormer window to the front, side window and two radiators.

### **Bedroom 4**

With two sets of large built-in double wardrobes, UPVC double glazed dormer window to the front, side window and two radiators.

### **Bathroom**

Fully tiled walls and floor with underfloor heating, the suite consists of a tapless bath with glass screen and chrome mains shower along with push button toilet and washbasin with vanity drawers. Velux window, chrome multi-fuel towel rail and electric shaver point.

### **Outside**

There is an established front garden and steps leading down to the front door. Double width driveway leads to the DETACHED DOUBLE GARAGE with electric roller door, pitched tiled roof, light and power and measures 5m wide x 5.4m deep. Double glazed composite door then leads to the garden. To the rear there is a patio which is accessed from the lounge double doors, outside tap and good sized lawn with garden shed and enclosed with a fenced perimeter.







**Tenure - Freehold**

**Important Notice**

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.
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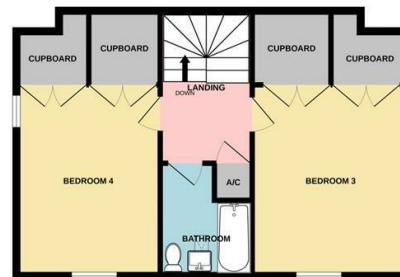
GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



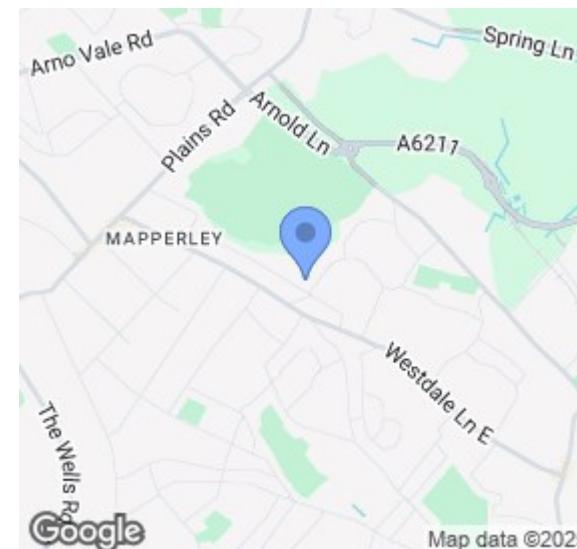
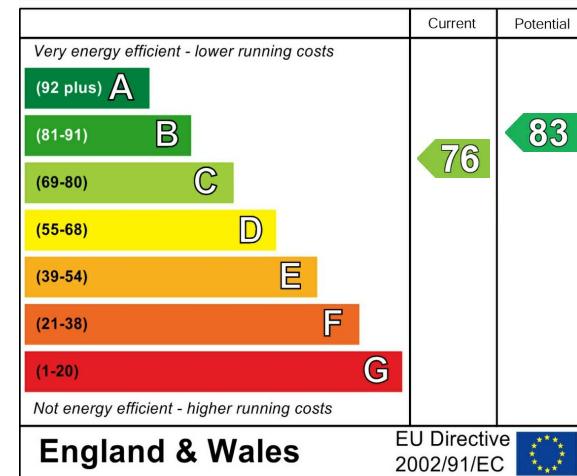
TOTAL FLOOR AREA: 1784 sq.ft. (165.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Efficiency Rating



**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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