



30 Daisy Road, Mapperley, NG3 6HH  
£250,000



Marriotts



# 30 Daisy Road Mapperley, NG3 6HH

- Semi detached house
- Two reception rooms
- Great sized rear garden
- Three bedrooms
- Modern kitchen with appliances
- Side covered passage

A lovely three bedroom semi-detached house on a popular road just off Porchester Road, with easy links to Mapperley, the city and surrounding areas. Entrance hallway, bay-fronted living room and a separate rear dining room which is open to the modern kitchen, with handy walk-in pantry and an adjoining covered side passage. Upstairs there are three bedrooms, bathroom and a separate toilet and outside, there is a great sized south east facing family garden with full-width patio!



£250,000



## Entrance Hall

With a composite front entrance door, wood laminate flooring, radiator, stairs to the first floor landing and cupboard housing the smart electric metre and RCD board. Doors through to both the living room and kitchen.

## Living Room

Decorative fireplace recess with timber mantle, UPVC double-glazed bay window, radiator and two wall light points.

## Kitchen

A range of units in cream with wood effect worktops and an inset stainless steel sink unit and drainer with tiled splashbacks. Space for an electric cooker with filter hood, plumbing for a washing machine, radiator and wood laminate flooring continuing through to the dining room. Large walk-in pantry with UPVC double-glazed side window, UPVC double-glazed window and door leading to the covered side passage/store room.

### Dining Room

Decorative fireplace recess, three wall uplighters, radiator and UPVC double glazed sliding patio door to the rear garden.

### Side Covered Passage

With tiled floor, cold water tap, polycarbonate roof, power points and UPVC double glazed front and rear doors.

### First Floor Landing

Loft access, ceiling vent linked to a positive input ventilation system and separate toilet with a wash basin and wall mounted Worcester Bosch combination gas boiler.

### 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

With fully tiled walls, the suite consists of an enamelled bath with electric shower and pedestal wash basin. Radiator, tiled floor, extractor fan, electric shaver point and UPVC double-glazed front window.

### Outside

There is an enclosed walled frontage with side gated access. To the rear is a full width paved patio with an outside tap, and a lawn with a central flower bed, further bedding areas and a garden shed. Trellis screening leads to a further block-paved area.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottinghamshire & Gedling

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no



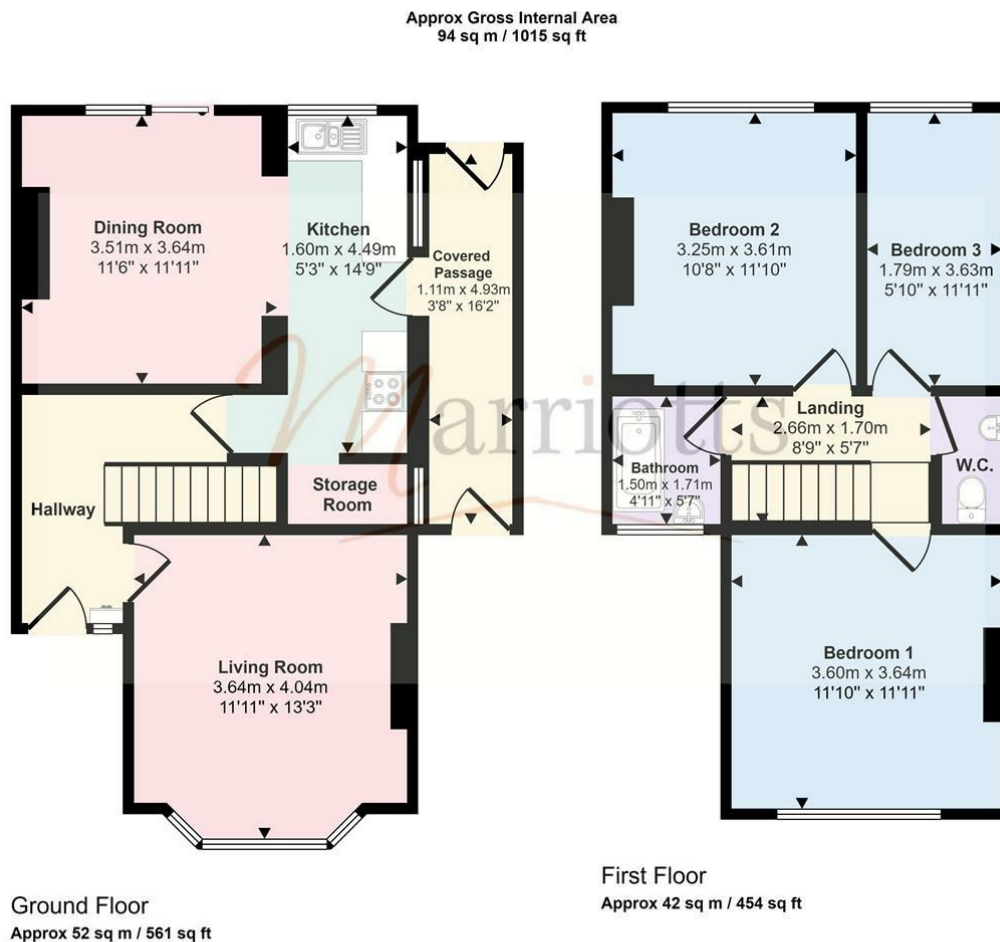




**CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:** no  
**FLOOD RISK:** very low  
**ASBESTOS PRESENT:** n/k  
**ANY KNOWN EXTERNAL FACTORS:** n/k  
**LOCATION OF BOILER:** upstairs toilet  
**UTILITIES - mains gas, electric, water and sewerage.**  
**MAINS GAS PROVIDER:**  
**MAINS ELECTRICITY PROVIDER:**  
**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:** level access







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) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>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.**

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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41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.*Marriotts*.net

