


503 Mapperley Plains, Mapperley, NG3 5RW

£240,000

2 1 1 B

Marriotts


AEG

# 503 Mapperley Plains
# Mapperley, NG3 5RW

- Semi-detached house
- Kitchen diner + appliances
- Allocated double parking bay
- Two double bedrooms
- Lounge with rear double doors
- NO UPWARD CHAIN

Built in 2022 by the highly regarded Davidson Homes, this modern two-bedroom property enjoys an attractive position with front-facing countryside views and easy access to the beautiful Gedling Country Park. The popular Travellers Rest pub is also just a short walk away, while Mapperley and its excellent range of shops, cafés, bars and restaurants are only a few minutes' drive.





**£240,000**



## Overview

The property provides well-presented and contemporary accommodation, ideal for first-time buyers, couples or those looking for a modern home in a semi-rural setting.

The ground floor comprises an entrance hall area, with wood style LVT flooring throughout the ground floor, a downstairs WC, comfortable living room with double doors opening onto the rear garden, and a modern kitchen diner providing an excellent everyday living and entertaining space.

Upstairs are two good-sized double bedrooms and modern bathroom with bath and separate shower cubicle.

Outside, the rear garden benefits from an electric retractable sun canopy, creating a versatile outdoor space for relaxing and entertaining. To the rear of the property is a large pergola-covered courtyard car park, with an allocated parking bay providing space for two cars and an electric vehicle charging point.

A superb modern home combining contemporary accommodation, countryside surroundings and excellent access to local amenities.

## Living Room

Composite front entrance door into the entrance hall area with RCD board, stairs to the first-floor landing and wood-style floor covering continuing through to the main living area and also through to the kitchen diner. UPVC double-glazed front window, UPVC double-glazed double doors to the rear with fitted blinds, two radiators, points for a wall-mounted TV, additional TV point and ample power points.

## Kitchen Diner

A range of wall and base units with marble effect worktops and upstands, with inset one and a half bowl stainless steel sink unit and drainer. Integrated brushed steel trim electric oven and flooring gas hob with extractor, built-in microwave and plumbing for a washing machine. UPVC double-glazed front window, radiator, UPVC double-glazed rear door and door to the downstairs toilet.

## Downstairs Toilet

Consisting of a dual flush toilet and wash basin with tiled splashback. Radiator, wood-style floor covering, extractor fan and UPVC double-glazed rear window.

## First Floor Landing

UPVC double-glazed rear window, radiator, loft access and built-in, walk-in cupboard housing the Ideal Logic combination gas boiler.

## Bedroom 1

Built-in double wardrobe and fitted matching shelving with base cupboard, UPVC double-glazed front window, radiator, TV aerial point and dual zone, wall-mounted thermostat.

## Bedroom 2

UPVC double-glazed front window and radiator.

## Bathroom

With tiled effect floor covering, the suite consists of a bath with shower attachment and tiled surround, matching tiled cubicle with chrome mains shower, pedestal wash basin and dual-flush toilet with matching tiled surround. Radiator, extractor fan, electric shaver point and UPVC double glazed rear window.

## Outside

Pedestrian gated access lead onto the front of the property, which is shared with the adjoining house with a block-paved path. The small frontage also contains a selection of mature shrubs. To the rear is a full-width, paved patio with an outside tap, electric retractable sun canopy and lawn with a selection of shrubs and fenced perimeter. Side gated access leads to a pedestrian path leading to the rear of the property,  where there's a full length, timber pergola covered parking area, with an allocated double parking bay with a PodPoint electric car charging point.

## Material Information











TENURE: Freehold - with an annual management estate fee of £ (TBC)
COUNCIL TAX: Nottinghamshire & Gedling
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: shared pedestrian access to the from of the property
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: landing cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: n/k
MAINS ELECTRICITY PROVIDER: n/k
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: yes - PodPoint charger in parking bay.
ACCESS AND SAFETY INFORMATION: level access
OTHER INFORMATION: Some photo's are virtually staged





Approx Gross Internal Area
70 sq m / 758 sq ft

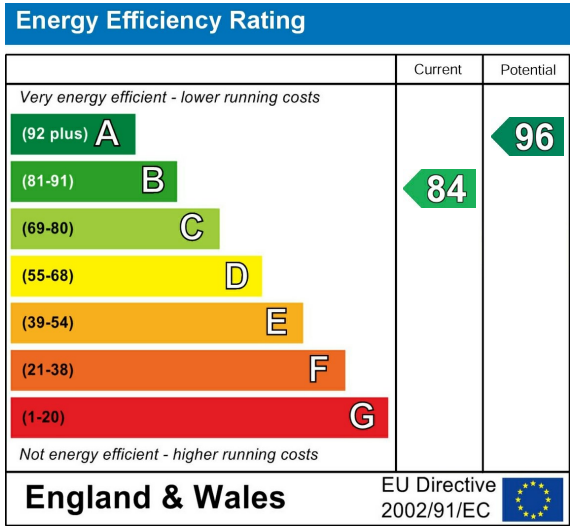



Ground Floor
Approx 35 sq m / 375 sq ft

First Floor
Approx 36 sq m / 384 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.**

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