



1 Orchard Park, Mapperley Plains, NG3 5SN

Asking Price £595,000



Marriotts







# 1 Orchard Park

## Mapperley Plains, NG3 5SN

- Five double bedrooms
- Hall with downstairs toilet
- Breakfast kitchen & utility room
- Family bathroom & two en-suite
- Large lounge & conservatory
- Separate sitting room/snug

**NO UPWARD CHAIN!** An impressive three-story detached family house forming part of this exclusive small development directly off Mapperley Plains. Accommodation consists of entrance hall with downstairs cloakroom/WC, full length 6.25m bay-fronted lounge with feature electric fire leading through to the centrally heated conservatory. Large breakfast kitchen with integrated appliances, separate utility room and access to a separate sitting room/snug. On the first floor there are three double bedrooms, a refurbished family bathroom and master bedroom with refurbished en-suite. On the second floor are two further double bedrooms, one of which has an en-suite shower room. Outside, the block paved courtyard driveway provides ample parking, in addition to the attached double garage. To the rear are large patio seating areas and an artificial lawn.



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### Entrance Hall

With UPVC double glazed front entrance door, stairs to the first-floor landing with under stair cupboard, telephone point, doors to both the lounge and breakfast kitchen and laminate flooring continuing through to the cloakroom/WC.

### Cloakroom/wc

Being fully tiled with a push button toilet, pedestal washbasin, radiator and extractor fan.

### Lounge

With large feature living flame electric fire, above which are points for a wall-mounted TV. Decorative coving, two separate radiators, two wall light points, two radiators and UPVC double glazed bay window to the front. Double doors lead through to the conservatory.

### Conservatory

With a tiled floor, two radiators, polycarbonate roof and double doors to the side.

### Breakfast Kitchen

Fitted with a range of wall and base units, wood effect worktops and breakfast bar. Inset one and a half bowl stainless steel sink unit and drainer and appliances consisting of AEG electric oven and halogen hob with glass splashback and brushed steel extractor canopy. There is also an integrated dishwasher, ceiling downlights, wood flooring, radiator, UPVC double glazed side and rear windows, door through to the utility room and large opening to the sitting room/snug.

### Utility Room

With matching wall and base units, granite-style worktops and inset stainless steel sink unit and drainer. Plumbing for washing machine, tiled floor, radiator, extractor fan and UPVC double glazed window and door to the rear.

### Sitting Room/Snug

With decorative coving, wood flooring and UPVC double glazed front window.

### First Floor Landing

UPVC double glazed windows to both the front and rear, ceiling downlights, mains smoke alarm, radiator, airing cupboard and stairs to the second-floor bedrooms.

### Bedroom 1

UPVC double glazed front window, radiator and points for a wall-mounted TV.

### En-suite

A refurbished suite consisting of a tapless bath with glass screen, fixed-head rain shower, second mixer and external preheat control. Push-button toilet with vanity base drawers and touch control LED vanity mirror. Ceiling downlights, extractor fan, chrome ladder towel rail and UPVC double glazed rear window.

### Bedroom 2

With laminate flooring, UPVC double glazed front window and radiator.

### Bedroom 3

UPVC double glazed rear window and radiator.

### Family Bathroom

With fully tiled walls and floor, the suite consists of a bath, push button toilet and washbasin with vanity drawers and illuminated vanity mirror, separate shower cubicle with fixed head rain shower, ceiling downlights, chrome ladder towel rail, extractor fan and UPVC double glazed side window.

### Second Floor Landing

With Velux window and doors to both bedrooms.









#### **Bedroom 4**

Velux window with fitted blackout blind, UPVC double glazed dormer window to the front, radiator and eaves storage.

#### **En-suite**

With fully tiled walls and floor, the suite consists of a shower cubicle, washbasin with vanity cupboard and push button toilet. Chrome ladder towel rail, ceiling downlights, extractor fan and UPVC double glazed side window.

#### **Bedroom 5**

Velux window with fitted blind, UPVC double glazed dormer window to the front, radiator and eaves storage.

#### **Outside**

To the front there is a block paved courtyard driveway enclosed with brick wall and wrought iron railings. Up and over door leads into the GARAGE and there is also three external carriage style wall lights. Side gated access leads to the rear. To the rear is a large pressed concrete patio and adjoining Indian sandstone patio with gravel borders, artificial lawn, plus a further enclosed paved patio and is enclosed with a fenced perimeter.

#### **Tenure - Freehold**

#### **Council Tax**

Gedling Borough Council tax band F











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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</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 2002/91/EC	



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