



35 Park View, Mapperley, NG3 5FD

£210,000



Marriotts







# 35 Park View Mapperley, NG3 5FD

- Two bedrooms
- Lounge with open plan staircase
- Garage in a block
- Recently fitted kitchen
- Bathroom with electric shower
- Enclosed rear garden

An impressive modernised mid-town house in a great location just off the top of Mapperley Rise, with a recently refurbished kitchen, modern bathroom and single garage in a block. **GREAT FIRST TIME BUY!!**



£210,000



## Overview

Popular with first time buyers and young families, Park View & Park Close form a crescent type cul-de-sac just off the top of Mapperley Rise, with easy access to the city centre, Mapperley & Sherwood, with their thriving high streets offering a wide range of amenities, bars, restaurants and cafe's. Built around 1970, the property itself offers a perfect blend of modern living and comfort, thoughtfully refurbished by the current owners and very well maintained throughout.

Upon entering, you are welcomed into the front hall which leads directly in to the living room, with open-plan stairs to the first floor and large opening taking you through to the kitchen diner. The large front bedroom spans the full width of the house, allowing for ample natural light and large enough for a super-king size bed with plenty of floor space. The second bedroom is also a double bedroom and has built-in sliding mirrored wardrobe doors to reflect the light, making it suitable for guests, children, or as a home office. This room also has a large rear window with extensive rear views towards Mapperley & Woodthorpe Park.

The heart of the home is undoubtedly the recently refurbished kitchen diner, with cream shaker style doors and gold handles, wood effect worktops and integrated oven, hob and fridge freezer. This area is perfect for family meals or gatherings with friends, and leads directly out to the fully enclosed rear garden. Additionally, the property benefits from a single garage located in a block at the end of the road, providing secure parking or extra storage space.

This home is situated in a popular area, making it an excellent choice for families or professionals seeking a peaceful yet connected lifestyle. With its appealing features and prime location, this property is not to be missed.



## Entrance Hall

With UPVC double glazed front entrance door, meter cupboard, smart gas meter and door through to the lounge.

## Lounge

With wood laminate flooring, stairs to the first-floor landing, radiator and opening through to the dining area. The dining area has wood laminate flooring, radiator and UPVC double glazed window and door to the rear.

## Kitchen Area

Recently modernised with a range of units with soft close doors and drawers, wood effect worktops, tiled splashbacks and traditional patterned tile effect floor covering. Inset composite sink unit and drainer, integrated electric oven, four ring gas hob in black with filter hood and also integrated fridge freezer. Plumbing for washing machine and UPVC double-glazed window to the rear.

## First Floor Landing

With loft access and airing cupboard

## Bedroom 1

Two UPVC double glazed front windows and two radiators.

## Bedroom 2

Built-in wardrobe with sliding mirrored doors incorporating the gas boiler, UPVC double glazed rear window with elevated views and radiator.

## Bathroom

Consisting of a bath with glass screen, full-height tiling and electric shower, half tiling to the remaining walls with dual flush toilet, pedestal washbasin, chrome ladder towel rail and UPVC double glazed rear window.

## Outside

There is a lawned front garden with a cherry blossom tree. To the rear is a full-width paved patio with an outside tap, lawn with gravelled seating area, enclosed with a fenced perimeter with rear gated pedestrian access. There is also a single garage in a block situated at the end of the cul-de-sac

## Material Information

TENURE: Freehold

COUNCIL TAX:

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: bedroom wardrobe

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: n/k

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.

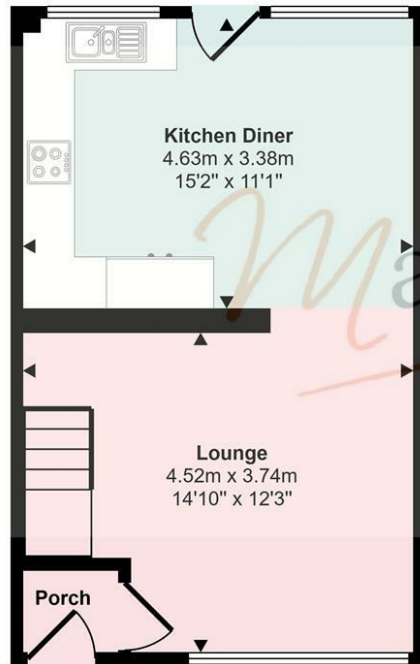
ACCESS AND SAFETY INFORMATION: level access



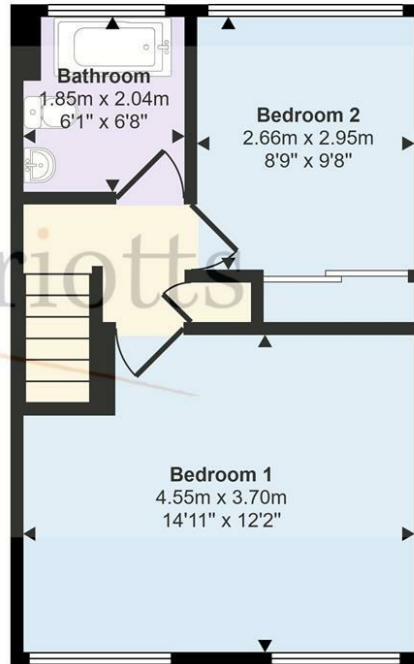




Approx Gross Internal Area  
68 sq m / 734 sq ft



Ground Floor  
Approx 34 sq m / 365 sq ft



First Floor  
Approx 34 sq m / 369 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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	



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

