



38 Hazel Grove, Mapperley, NG3 6DN  
£375,000



Marriotts







# 38 Hazel Grove Mapperley, NG3 6DN

- Three bedrooms + loft room
- Bay-fronted living room with shutter blinds
- Bathroom with roll top bath
- Extended kitchen & dining room
- Separate utility room & downstairs toilet
- Sought after location

An impressive and extended semi-detached house in a highly sought after location, just a short walk to Mapperley's thriving shopping area with numerous cafe's, bars and restaurants. Downstairs toilet, three bedrooms, a loft conversion with skylight windows providing useful extra space or potential bedroom. The property also has some character, with traditional internal doors, exposed floor boards and fireplaces and a lovely bathroom with 'claw & ball' roll top bath and separate shower cubicle! Bay-fronted living room, extended dining room and kitchen with separate adjoining utility room and a virtually south facing family rear garden with large shed/potential garden room or home office!



£375,000



## Entrance Hall

Entrance porch with composite front door, and original tiled floor with light, shelving, and stained glass secondary door through to the main hallway. Traditional style radiator, spindled staircase to the first floor landing and traditional doors to both reception rooms, kitchen and toilet.

## Downstairs Toilet

Patterned tiled floor, toilet, corner wash basin with matching tiled splashback, traditional styled radiator/towel rail, LED downlight and extractor fan.

## Lounge

UPVC double-glazed bay window to the front with fitted shutter blinds, traditional style radiator, feature cast iron open grate fire with a black marble hearth and a wooden surround.

## Dining Room

Being extended and with a decorative cast iron tiled fireplace and hearth with timber surround, original built-in cupboards and shelving, original exposed floorboards to the main area, two radiators, UPVC double glazed sliding patio door to the rear and access to the kitchen.



### Kitchen

A range of wall and base units with solid wooden worktops, matching upstands and soft-close doors and drawers. Inset enamelled one-and-a-half bowl sink unit and drainer overlooking the rear garden, space for a gas range cooker with black splashback and Rangemaster extractor, integrated dishwasher, multiple LED downlights, vertical radiator, tiled floor, UPVC double-glazed window and side door leading to the utility room.

### Utility Room

With slate tiled floor, a range of wooden base units with slate effect worktops, LED downlights, double-glazed side windows and doors to the front and rear. Cupboard also houses the RCD board installed in 2023.

### First Floor Landing

Double-glazed window on the half landing, door and stairs leading to the loft room and traditional internal doors to all other rooms.

### Bedroom 1

Built-in double part-shelved wardrobe, UPVC double glazed rear window and radiator.

### Bedroom 2

UPVC double glazed front window and radiator.

### Bedroom 3

UPVC double glazed side window and radiator.

### Bathroom

The suite consists of a feature 'claw and ball' roll top bath with central mixer tap, traditional toilet and pedestal wash basin with tiled splashback and a separate fully tiled cubicle with fixed mains shower. Wood laminate flooring, ceiling downlights, feature vertical radiator and UPVC double glazed rear window.

### Loft Room

With wood laminate flooring, a double-glazed skylight window to the front and two skylights to the rear with fitted blackout blinds, radiator and eaves access.

### Outside

To the front of the property is a full-width paved courtyard driveway with a mature Acer, with a hedged and part-walled perimeter. To the rear is a full width stone-flagged patio with block-paved edging, wall light and an outside tap to the side. A large, virtually south-facing rear lawn leading to a balustrade enclosed vegetable plot with greenhouse, mature trees, and further raised sleeper beds/plots. Steps lead up to a large multipurpose shed/summer house, which has light and power, with a further small shed located to the side.

### Material Information











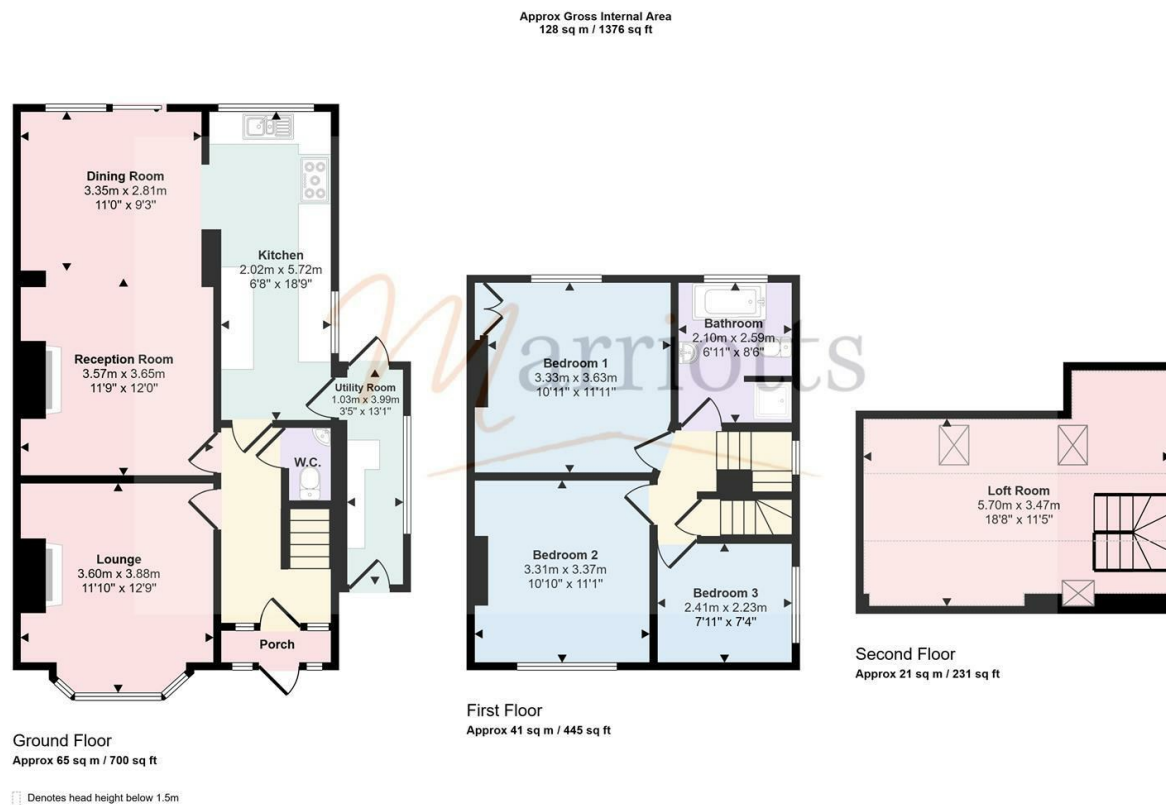
TENURE: Freehold  
 COUNCIL TAX: Gedling Borough Council - Band C  
 PROPERTY CONSTRUCTION: Solid Brick  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
 FLOOD RISK: very low  
 ASBESTOS PRESENT: n/k  
 ANY KNOWN EXTERNAL FACTORS: n/k  
 LOCATION OF BOILER: kitchen  
 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: no  
 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.

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