

242 Porchester Road, Mapperley, NG3 6HE

Offers In The Region Of £290,000

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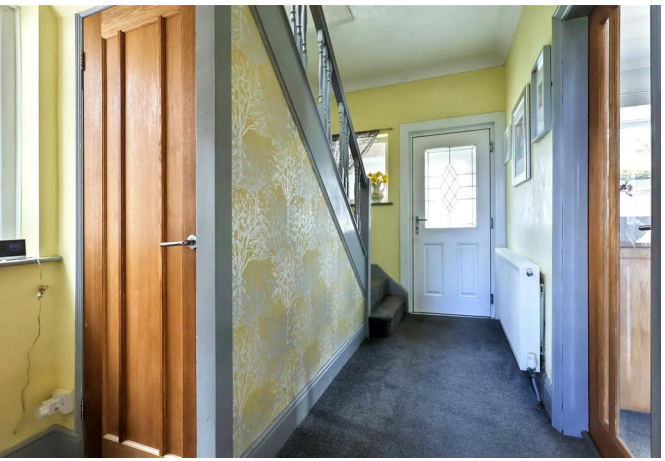
Marriotts



242 Porchester Road
Mapperley, NG3 6HE

- Three bedrooms
- Basement rooms leading to garden
- Modern bathroom
- Elevated rear views
- Kitchen & utility/lobby
- Large rear garden

GUIDE PRICE £300,000 - £325,000!! A traditional three bedroom detached house with impressive elevated rear views. Through lounge diner with feature multi-fuel stove, kitchen and utility room/entrance lobby. Modern bathroom and full-length basement rooms with light, power and double doors leading out to the rear garden, which could be converted in to spacious additional living accommodation!





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Entrance Porch
Entrance port with UPVC double-glazed double doors and a composite double-glazed secondary door. Stairs to the first floor landing, radiator, glazed panelled doors to both the kitchen and lounge diner with door and stairs leading down to the basement rooms.

Lounge Diner
The dining area has a UPVC double-glazed front bay window, UPVC double-glazed side window and radiator. The lounge area has a feature slate tiled fireplace recess with a multi-fuel stove with timber mantle. Radiator and UPVC double-glazed rear window with elevated views.

Kitchen
A range of wall and base units where the granite effects worktops, inset stainless steel sink unit and a drainer with tiled splashbacks. Appliances consist of an integrated electric oven, four-ring induction hob and filter hood, with brushed steel splashback. Tiled floor, radiator, UPVC double-glazed rear window and side door to the entrance lobby/utility.

Lobby/Utility
With plumbing for a washing machine and door leading to the front courtyard.

Basement Room

The bottom of the stairs is a lobby area housing the smart meters, which leads to the first room, which has light, power, frear window and wall-mounted Baxi combination gas boiler installed in 2021. Doorway leads to the 2nd and 3rd basement rooms which run the full length of the living room. The second room has light power, UPVC double-glazed double doors leading out to the garden and a doorway to the third inner room, which also has light and power.

First Floor Landing

UPVC double glazed side window and door to all first-floor rooms.

Bedroom 1

With laminate flooring, radiator and UPVC double glazed rear window with elevated views.

Bedroom 2

Wood laminate flooring, UPVC double-glazed front window and radiator,

Bedroom 3

Wood laminate flooring, UPVC double-glazed front window and radiator.

Bathroom

Consisting of a shaped bath and screen with full height aqua boarding and electric shower, concealed dual flush toilet and a large sink with matching surround and cupboards, with matching aqua board splashback. Radiator, UPVC double glazed rear window and loft hatch with ladder leading into the roof space, which has power, insulated and part boarded.

Outside

To the left of the property is a driveway providing parking for at least two vehicles, with steps leading down to the rear. Separate pedestrian gated access leads to the front door, with gated access leading to the side of the property, and in turn to the rear via steps. To the rear, the first level has outside wall lighting, a cold water tap and external power points. Steps leading down to the first main level, which has part artificial grass and is partly gravelled, with a brick retaining wall and central steps leading down to the main lawn with a large shed/workshop and slope leading down to further lawn, enclosed with a mixture of hedging and fencing to the perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band C
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no









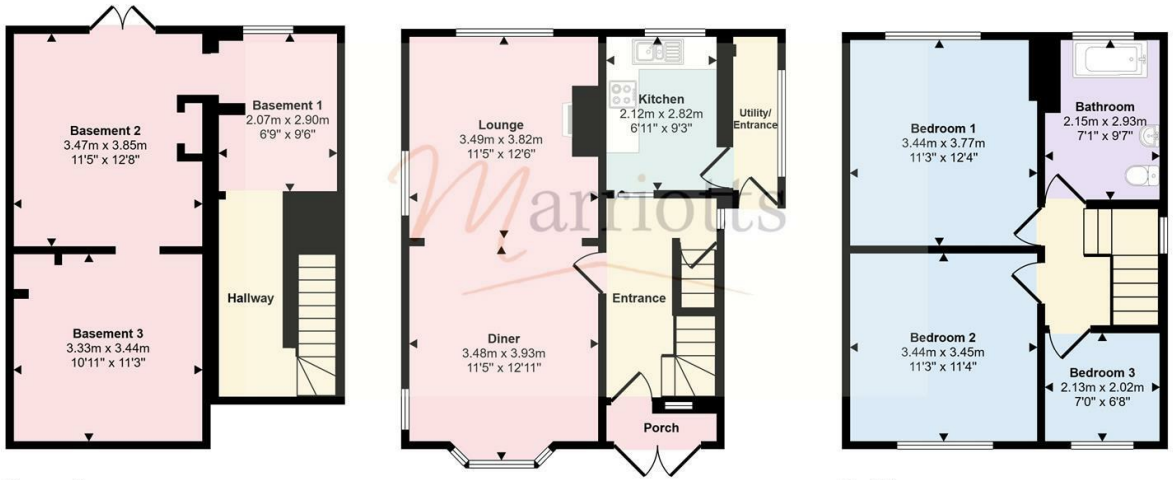


CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: basement
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS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





Approx Gross Internal Area
131 sq m / 1409 sq ft



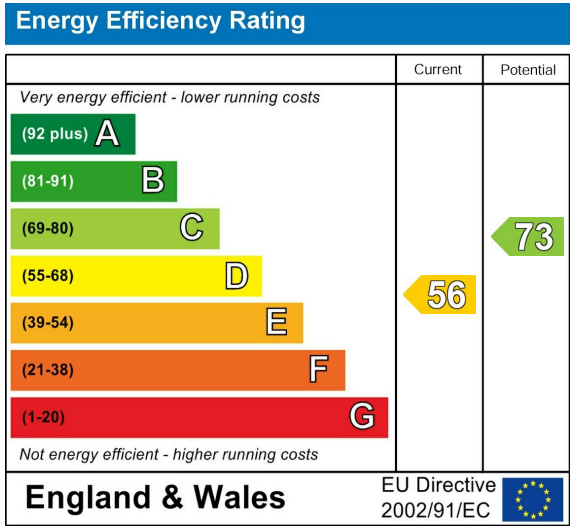
Basement
Approx 41 sq m / 446 sq ft

Ground Floor
Approx 47 sq m / 506 sq ft

First Floor
Approx 42 sq m / 456 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.

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