



10 Shipley Close, Mapperley, NG3 5TF

Price Guide £415,000

 3  2  1  B





# 10 Shipley Close Mapperley, NG3 5TF

- Detached family home, located on Mapperley Plains
- Family bathroom with 3-piece suite
- Driveway, EV charger and detached garage
- 3 double bedrooms, master with en-suite shower room
- Spacious lounge and modern dining kitchen
- Private enclosed garden

Welcome to this delightful detached house located on Shipley Close in the desirable area of Mapperley Plains. Built in 2022, this modern property offers a fresh and inviting atmosphere, perfect for families or those seeking a comfortable home. The location provides easy access to Mapperley, where you can find a variety of local amenities, including shops, schools, and parks, making it an ideal choice for families.

The house features three well-proportioned bedrooms, with the master bedroom boasting fitted wardrobes and an en-suite shower room. There is an additional family bathroom with a three piece suite, both bathrooms are neutral and modern. Downstairs there is a large lounge with dual aspect windows and a stylishly fitted dining kitchen, with integrated appliances and French door opening onto the rear garden. The practical utility room with a good sized understairs storage cupboard, with side access to the tandem driveway, EV car charging point, and detached garage. The private walled garden has lawn and a paved patio.

Don't miss the chance to make this lovely property your new home.



**Price Guide £415,000**



## Entrance Hall

The entrance hall was Amtico LVT flooring, which follows through to the downstairs toilet, the dining kitchen and the utility room beyond. The hallway also had a digital wall-mounted thermostat control, a radiator and a composite front door.

## Downstairs Toilet

Fitted with a toilet with dual flush, wall-hung wash hand basin, radiator and extractor fan.

## Lounge

The lounge is carpeted, has two radiators and dual-aspect windows. UPVC double-glazed window to the front and a bay UPVC double-glazed window to the side.

## Dining Kitchen

The kitchen is fitted with a range of modern, white, wall and floor cabinets, a worktop with upstand and a double bowl and a stainless steel sink with a mixer tap. There are integrated appliances to include a tall fridge freezer, dishwasher, electric oven, grill and a 4-ring gas hob with chimney extractor hood over. The room provides ample space for a 4-seater dining table, has a radiator, dual-aspect UPVC double-glazed windows to the front and side, and a UPVC double-glazed French door leading into the garden.

### Utility Room

The utility room provides space for a washing machine and dryer, with a worktop over. There is a radiator & extractor fan, along with the wall-mounted RCD board and central heating boiler. There is access to a good-sized understairs storage cupboard and a UPVC double-glazed door leading to the driveway.

### Landing

The landing is carpeted, has a radiator and a UPVC window to the rear. There is access to the large loft space, which has a pull-down ladder, electrics and is partially boarded.

### Bedroom 1

The master bedroom has two fitted wardrobes, digital wall-mounted thermostat controls, radiator and UPVC double glazed window to the side.

### En-suite Shower Room

Fitted with a double shower cubicle with electric shower and glass sliding door, wash hand basin with mixer tap, toilet with dual flush, radiator, shaving point, UPVC double glazed window to the front, half tiled walls and Amtico LVT flooring.

### Bedroom 2

UPVC double glazed window to the front, carpet and radiator.

### Bedroom 3

UPVC double glazed window to the side, carpet and radiator.

### Bathroom

The family bathroom has a wash hand basin with a mixer tap, a toilet with dual flush and a bath with a shower attachment to the mixer taps. There is a radiator, half tiled walls, an extractor fan, a UPVC double-glazed window to the front and Amtico LVT flooring.

### Outside

The garden is walled, with a lawn and a paved patio area. Behind the detached garage is a useful area which could accommodate additional storage solutions, such as a shed or bike store. There is an outdoor tap and a side gate leading to the drive/garage.

The detached garage has an up-and-over door, lights and power. The driveway provides off-street parking and has an EV charging point.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band D

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

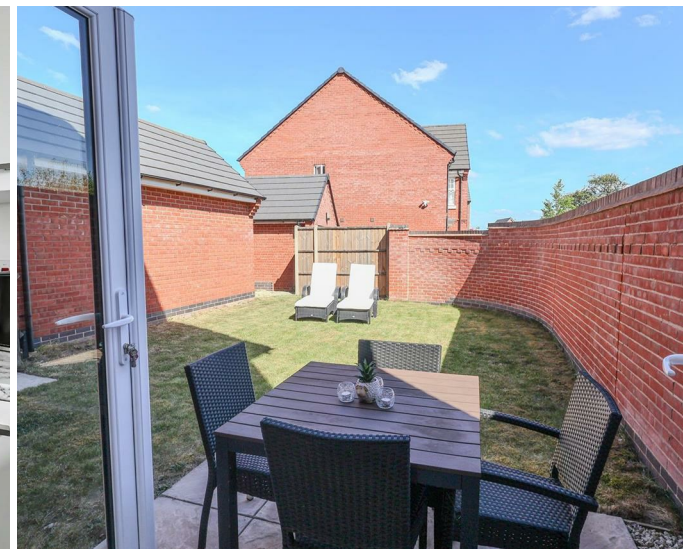
FLOOD RISK: Very low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Utility room

UTILITIES - mains gas, electric, water and sewerage.



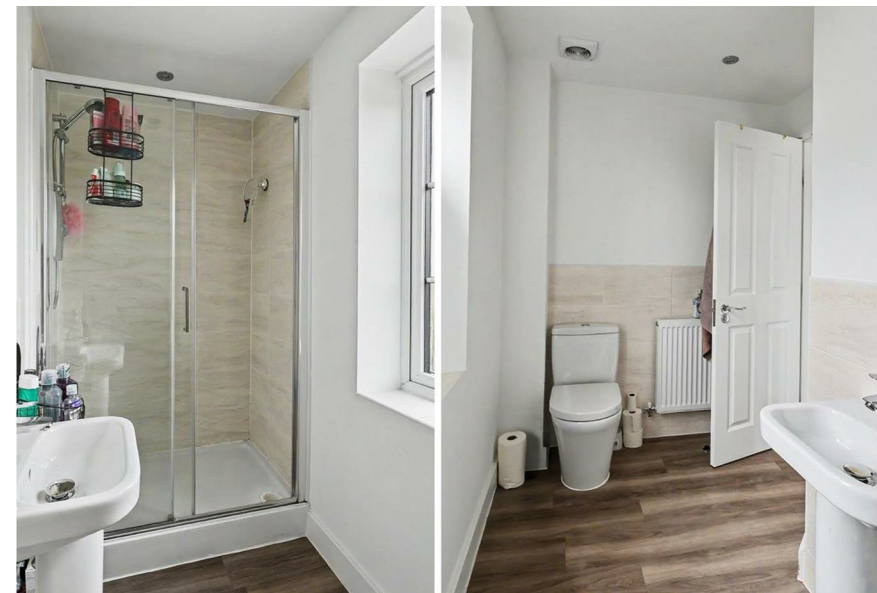




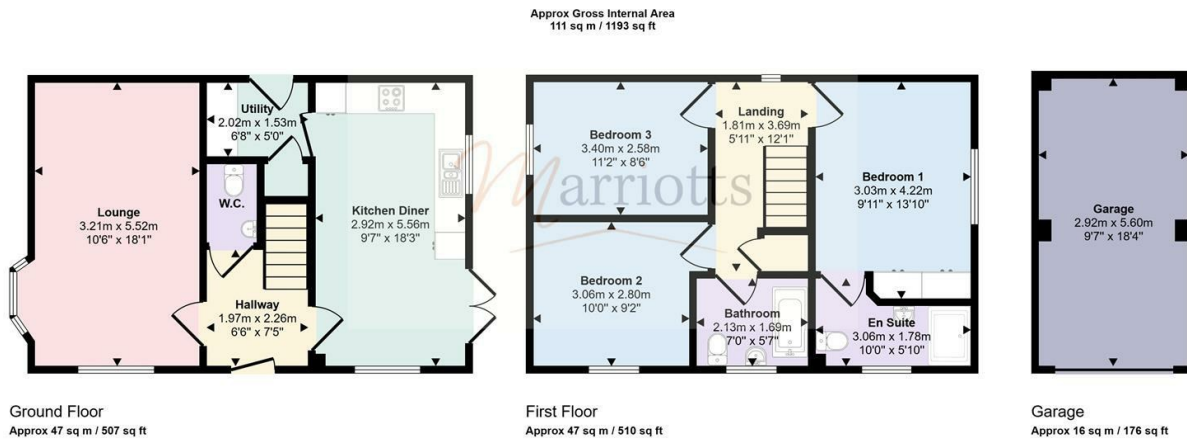
MAINS GAS PROVIDER: E-On  
MAINS ELECTRICITY PROVIDER: E-On  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: yes  
ACCESS AND SAFETY INFORMATION: Level access to front and rear

#### FURTHER INFORMATION

Please note that an estate management charge will be applicable to the property. However, the charge is not currently active, as the development has not yet been fully completed and formally handed over by Davidsons Homes to Meadfleet, the open space management company. Residents have been advised that no contributions are required until the development has been officially signed off and the handover process has been completed. We understand that the anticipated annual charge is approximately £130; however, this figure has not yet been formally confirmed and may be subject to change.







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>			<b>84</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 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

