



2 Cheadle Close, Mapperley, NG3 6FR  
£395,000

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# 2 Cheadle Close Mapperley, NG3 6FR

- Detached family home
- Ground & first floor bathrooms
- Breakfast kitchen & utility room
- Four bedrooms
- Full-length living room
- Cul de sac location

**GREAT POTENTIAL!!** A spacious, detached dormer property in a cul-de-sac location, just off Marshall Hill Drive, with three/ four bedrooms, a full-length living room, separate dining room/bedroom, great-sized breakfast kitchen, utility room and large conservatory. For sale with **NO UPWARD CHAIN!!**

**£395,000**



## Overview

Tucked away in the corner of Cheadle Close, Mapperley, this splendid detached chalet-style family home offers an exceptional opportunity to make this house your home. Set within a spacious and mature private plot in a peaceful cul-de-sac, this property is perfect for those seeking both comfort and privacy.

Boasting four generously sized bedrooms, this home is designed to accommodate families of all sizes. The main bedroom is on the first floor and features an en-suite bathroom. On the ground floor, a further bathroom serves the remaining three bedrooms, one of which is currently set up as a dining room.

The heart of the home is undoubtedly the lovely breakfast kitchen, adorned in a crisp white finish and equipped with oven, hob and a dishwasher, along with an island style breakfast table, perfect for casual dining and family gatherings. Adjacent to the kitchen, a separate utility room adds practicality to daily chores and in-turn leads though to the large conservatory, with sliding patio doors to the garden and connecting door to the garage.

The property also has a full-length living room that offers a warm and welcoming atmosphere, with a living flame gas fire and windows to three sides providing plenty of natural light.

This spacious extended family home provides a fantastic opportunity for those looking to settle in a desirable area, with a property you can put your own stamp on. Don't miss the chance to make this delightful home your own.

## Entrance Hall

UPVC double-glazed front entrance door, stairs to the first-floor landing with an under-stair cupboard and two radiators.

## Living Room

With original tiled fireplace, side plinths and coal effect gas fire with marble hearth. Two radiators, four wall light points, UPVC double glazed front window and UPVC double glazed side and rear windows.





### Breakfast Kitchen

A wide range of units with marble effect worktops and an inset one and a half bowl stainless steel sink unit and a drainer with concealed worksurface lighting. Matching breakfast bar/table with cupboards beneath, and appliances consisting of Hotpoint brushed steel trim electric double oven, five-ring gas hob, extractor and integrated dishwasher. Further original built-in cupboard with radiator, separate airing cupboard, radiator, UPVC double-glazed rear and side windows and door through to the utility room.

### Utility Room

With several wall and base units, plumbing with a washing machine, inset one-and-a-half bowl sink unit and a drainer with tiled splashbacks, tile effect flooring, UPVC double-glazed rear window and UPVC double-glazed window and door through to the conservatory.

### Conservatory

With light and power, polycarbonate roof, large sliding UPVC double glazed doors to the rear and door leading into the garage.

### Dining Room/Bedroom 4

With radiator, access to the under-stair cupboard and UPVC double-glazed front window.

### Bedroom 2

With a built-in three-door wardrobe, UPVC double-glazed rear window through to the conservatory and radiator.

### Bedroom 3

UPVC double-glazed front window, radiator, built-in wardrobe and chest of drawers.

### Bathroom

With fully tiled walls and contrasting marble-effect floor covering, the suite consists of a bath, dual flush toilet and a wash basin with vanity cupboards. Electric shaving point, chrome heated towel rail, airing cupboard which is also accessed from the kitchen. UPVC double-glazed window and downlights.

### First Floor Landing

With doors to the en-suite, main bedroom and walk-in loft which is boarded and has light and power and houses the Baxi combination gas boiler.

### Bedroom 1

With a range of built-in double wardrobes, large bed space with wall light and overhead cupboards. UPVC double-glazed rear window and radiator with door leading through to the shower room.

### En-suite

With fully tiled walls and tile-effect floor covering, the suite consists of a bath with central mixer tap, separate cubicle with a chrome mains fixed head rain shower and a second mixer, wash basin and concealed cistern toilet set into the vanity surround and cupboards. Chrome ladder towel rail, LED downlight and UPVC double-glazed rear window.

### Outside

The front garden is lawned with a stone wall perimeter. The drive leaves via an electric up-and-over door into the large tandem garage, with light, power, gas and electric meters, RCD board, workbench with various storage cupboards and at the end of the garage is a further storage room. At the opposite side of the property is a mature flower bed with presscrete footpath leading to the side lawn, with established borders and beds in-turn leading to the rear. To the rear is a full-width Pressed concrete patio/seating area, pergola covered area with further side gated access, two garden sheds and access to a further large patio area and great-sized lawn, also with established borders and flower beds. There is also a compost area located behind trellis screening.

### Material Information

TENURE: Freehold  
COUNCIL TAX: Gedling - Band E  
PROPERTY CONSTRUCTION: Cavity 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: loft  
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 and rear access







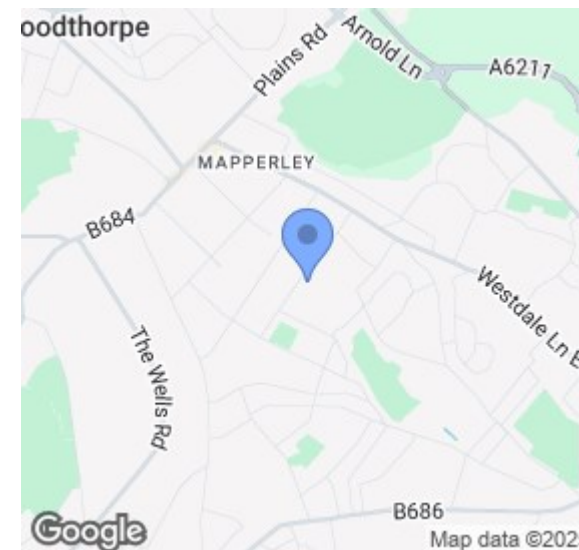




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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.

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41 Plains Road, Mapperley, Nottingham, NG3 5JU  
 0115 953 6644  
 sales@marriotts.net

www.**Marriotts**.net

