



Newstead Avenue  
Mapperley, Nottingham NG3 6FZ

AN EXTENDED FOUR DOUBLE BEDROOM  
SEMI-DETACHED FAMILY PROPERTY WITH  
EN-SUITE AND UTILITY ROOM.

**Asking Price £325,000 Freehold**



Situated on a quiet street in the highly sought-after Mapperley area, just a short walk from Mapperley Top with its wide range of shops, cafés, bars, and restaurants, this charming four double-bedroom semi-detached family home offers the perfect blend of vibrant city living and peaceful modern comfort. Ideally located near Gedling Country Park and within easy reach of excellent local amenities and boutique options in Sherwood, it also falls within a prime school catchment area and boasts convenient transport links to Nottingham City Centre.

The spacious and well-laid-out accommodation features a welcoming entrance hallway, a bay-fronted living room, and a sociable kitchen-dining room ideal for entertaining, with a useful utility room that keeps laundry separate from the main living space. Additional highlights include a unique wooden TV unit with hidden side storage, an integrated garage with ample space for a home gym, a large private low-maintenance garden with side access from the front, and off-road parking at the front of the property. Upstairs offers FOUR double bedrooms, including a main bedroom with a walk-in shower en-suite, and a spacious family bathroom with a large bath and separate shower suite. The home also benefits from a large loft space with new insulation and a recently replaced roof, gas central heating, and double glazing throughout.

The area offers great off-street walking and running routes from the doorstep ranging from 3km to over 10km, as well as access to many highly rated cycling and sports clubs. This is a rare opportunity to secure a versatile and spacious home in one of Nottingham's most desirable neighbourhoods. Perfect for active families or professionals seeking both space, peace and convenience.



### Entrance Hallway

3'3 x 9'10 approx (0.99m x 3.00m approx)

Modern double glazed composite entrance door to the side elevation with UPVC double glazed leaded window to the front elevation, staircase leading to the first floor landing, vertical radiator, recessed spotlights to the ceiling, panelled door leading through to the living room.

### Living Room

16'03 x 11'10 approx (4.95m x 3.61m approx)

UPVC double glazed sectional bay window to the front elevation, ceiling light point, coving to the ceiling, feature vertical radiator, laminate floor covering, media wall incorporating hidden storage either side with television recess, soundbar recess and feature letterbox style gel fire, panelled door leading through to the dining kitchen.

### Dining Kitchen

11'01 x 14'08 approx (3.38m x 4.47m approx)

With a range of matching wall and base units incorporating laminate worksurface over, 1 1/2 bowl sink with swan neck mixer tap over, integrated five ring gas hob with extractor hood over, integrated double oven, integrated microwave, tiled splashbacks, space and plumbing for a freestanding dishwasher, space and point for an American style fridge freezer, laminate floor covering, wall mounted double radiator, ceiling light points, ample space for dining table, two UPVC double glazed windows to the rear elevation providing ample natural daylight, internal glazed door leading through to the utility room.

### Utility Room

9'05 x 4'07 approx (2.87m x 1.40m approx)

UPVC double glazed window to the rear elevation, UPVC double glazed door, linoleum floor covering, wall mounted BAXI gas central heating combination boiler providing hot water and central heating to the property, shelving for additional storage space, space and plumbing for automatic washing machine, space and point for freestanding tumble dryer.

### First Floor Landing

Ceiling light point, loft access hatch, panelled doors leading off to:

### Bedroom One

12'6 x 11'09 approx (3.81m x 3.58m approx)

UPVC double glazed leaded window to the front elevation, ceiling light point, feature vertical column radiator, laminate floor covering, panelled door leading through to en-suite shower room.

### En-Suite Shower Room

4' x 5'11 approx (1.22m x 1.80m approx)

Modern white three piece suite comprising walk-in shower enclosure with mains fed shower above, vanity wash hand basin with storage cupboard below, low level flush WC, UPVC double glazed leaded window to the front elevation, recessed spotlights to the ceiling, shelving for additional storage space, tiling to the floor, tiling to the walls.

### Bedroom Two

8'09 x 14'04 approx (2.67m x 4.37m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, laminate floor covering, built-in wardrobe providing ample additional storage space.

### Family Bathroom

5'08 x 9'11 approx (1.73m x 2.77m approx)

Modern four piece suite comprising freestanding bath with mixer tap over, wall hung vanity wash hand basin, low level flush WC, quadrant shower enclosure featuring rainwater shower head above, tiled splashbacks, linoleum floor covering, heated towel rail, recessed spotlights to the ceiling, coving to the ceiling, UPVC double glazed window to the rear elevation.

### Bedroom Three

9'03 x 8'10 approx (2.82m x 2.69m approx)

UPVC double glazed window to the rear elevation, ceiling light point, feature modern radiator.

### Bedroom Four

9'03 x 8'09 approx (2.82m x 2.67m approx)

UPVC double glazed window to the front elevation, ceiling light point, feature vertical radiator,

### Outside

#### Front of Property

To the front of the property there is a paved driveway providing off the road parking and giving access to the garage and entrance door, hedging to the boundaries providing privacy, side access leading to the secure gate to rear of the property.

#### Garage

#### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, external water tap, pathway leading to paved patio area, flowerbeds, outdoor water tap, hedging and fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

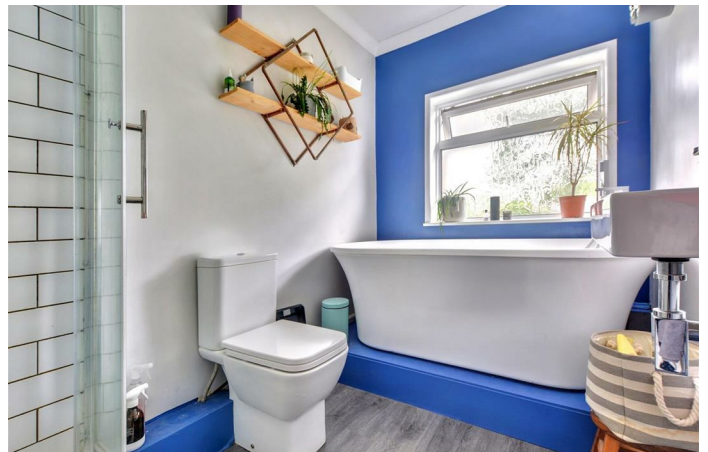
Flood Risk: No flooding in the past 5 years

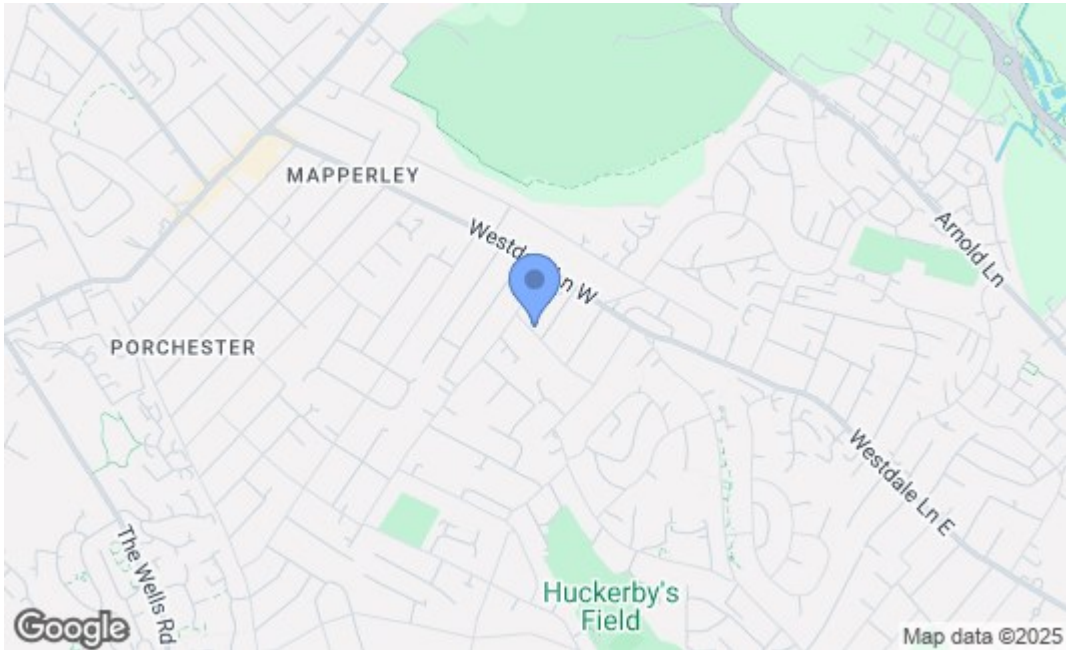
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 71      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.