



**Marshall Hill Drive
Mapperley, Nottingham NG3 6HX**

£420,000 Freehold

**EXTENDED FOUR-BEDROOM DETACHED
HOME NEAR MAPPERLEY TOP WITH
SPACIOUS LIVING**



GUIDE PRICE £420,000 - £440,000

A BEAUTIFULLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME

Robert Ellis are delighted to welcome to the market this superbly presented and significantly extended detached family home, situated in a popular residential area just a short distance from Mapperley Top and with excellent access to local amenities, schools, and Nottingham City Centre.

The property is ideal for families seeking versatile living space and modern comforts. Accommodation briefly comprises a spacious entrance hallway with tiled flooring, ground-floor WC, and a useful utility room. The main lounge enjoys timber-effect flooring and opens via double doors into a stylish dining kitchen, fitted with white gloss units, integrated appliances, and tiled flooring. The standout feature is the extended L-shaped family/dining room with partial underfloor heating and patio doors leading to a covered side terrace—perfect for year-round entertaining.

On the first floor, there are four well-proportioned bedrooms, including a generous master with a modern, fully tiled en-suite shower room. A contemporary family bathroom, also fully tiled and featuring a white suite with vanity storage, completes the upper floor.

The home benefits from gas central heating via a combination boiler, UPVC double glazing, an alarm system, and solar PV panels that contribute to reduced energy bills via the feed-in tariff.

Externally, the property offers a double-width block paved driveway providing ample off-road parking. To the rear, a deceptively spacious garden features a large patio, brick-built BBQ, generous lawn, shed, and partial open views. Situated on Marshall Hill Drive, the property enjoys easy access to a wide range of local amenities. Nearby Mapperley Top offers an excellent selection of shops, cafés, restaurants, and supermarkets. Families will appreciate the proximity to well-regarded schools, including The Wells Academy and Carlton Academy. There are regular public transport links and main road connections providing access to Nottingham City Centre, making this an ideal spot for commuters and families alike.

A fantastic family home in a convenient and highly regarded location — early viewing is essential.



Entrance Hallway

11' x 18'4 approx (3.35m x 5.59m approx)

UPVC double glazed door to the front elevation with double glazed fixed panel to the side, wall mounted radiator, recessed spotlights to the ceiling, large format tile flooring, carpeted staircase leading to the first floor landing, nook providing useful additional space for coats and shoes, panelled doors leading off to:

Ground Floor Cloakroom

2'11 x 6'08 approx (0.89m x 2.03m approx)

UPVC double glazed window to the side elevation, modern suite comprising semi-recessed vanity wash hand basin with storage cupboard below, low level flush WC, tiling to the floor, tiling to the walls, recessed spotlights to the ceiling, extractor fan.

Utility Room

6'6 x 9'07 approx (1.98m x 2.92m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, space and plumbing for automatic washing machine, tiled splashbacks, wall mounted BAXI gas central heating combination boiler providing hot water and central heating to the property, stainless steel sink with swan neck mixer tap above, tiling to the floor.

L-Shaped Lounge Diner

20'1 x 18'10 approx (6.12m x 5.74m approx)

Two UPVC double glazed windows to the rear elevation, sliding double glazed patio door leading to the enclosed landscaped rear garden, large format tiling to the floor, ceiling light points, wall mounted radiator, underfloor heating glazed door leading to inner entrance hallway, glazed French doors leading to the refitted dining kitchen.

Dining Kitchen

12'1 x 16'06 approx (3.68m x 5.03m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, integrated oven, integrated microwave, integrated dishwasher, four ring gas hob with extractor hood over, sink with feature swan neck mixer tap over, UPVC double glazed window to the rear elevation, tiled splashbacks, tiling to the floor, space and recess for American style fridge freezer, breakfast bar, wall mounted radiator, ample space for dining table, recessed spotlights to the ceiling, internal glazed French doors leading to snug.

Snug

12'10 x 13'06 (3.91m x 4.11m)

UPVC double glazed picture window to the front elevation, wall mounted radiator, laminate floor covering, ceiling light point, glazed door leading to inner entrance hallway, internal glazed French doors leading to the dining kitchen.

First Floor Landing

Ceiling light point, carpeted flooring, loft access hatch leading to part-boarded loft space, panelled doors leading off to:

Family Bathroom

5'2 x 7'07 approx (1.57m x 2.31m approx)

Modern white four piece suite comprising panelled bath with mixer shower attachment over incorporating rain water shower head above, semi-recessed wash hand basin with storage cupboards below, low level flush WC, bidet, tiling to the walls, tiling to the floor, chrome heated towel rail, UPVC double glazed window to the rear elevation, ceiling light point.

Bedroom Two

10'05 x 12'04 approx (3.18m x 3.76m approx)

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

Bedroom Three

10'07 x 10'01 approx (3.23m x 3.07m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, built-in wardrobes providing additional storage space, ceiling light point, wall mounted radiator.

Bedroom Four

8'8 x 10'7 approx (2.64m x 3.23m approx)

UPVC double glazed to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring.

Bedroom One

11'01 x 15'01 approx (3.38m x 4.60m approx)

This bright and spacious master bedroom benefits from having UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, internal panelled door leading to the en-suite shower room.

En-Suite Shower Room

5'11 x 7'07 approx (1.80m x 2.31m approx)

UPVC double glazed window to the front elevation, modern four piece suite comprising quadrant walk-in shower enclosure with mains fed shower above, semi-recessed wash hand basin with storage cupboard below, low level flush WC, bidet, chrome heated towel rail, tiling to the floor, tiling to the walls, recessed spotlights to the ceiling.

Outside

Front of Property

To the front of the property there is a good sized block paved driveway providing off the road vehicle hardstanding.

Rear of Property

To the rear of the property there is an enclosed landscaped rear garden featuring a covered canopy with light, providing additional covered seating space, outdoor water tap, spacious patio area offering ideal family living with an additional large garden laid mainly to lawn, walls and hedges to the boundaries creating a secure enclosed garden.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 1mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

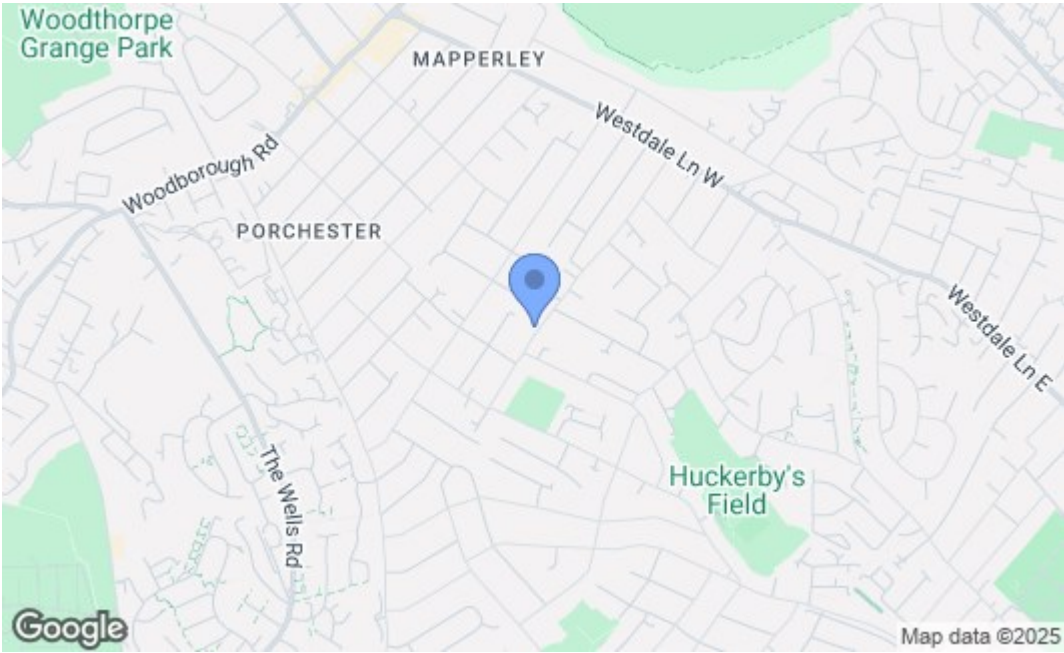
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.