Robert Ellis

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Marshall Hill Drive
Mapperley, Nottingham NG3 6HW

AN IMPROVED AND EXTENDED THREE BEDROOM DETACHED FAMILY PROPERTY.

Price Guide £325-350,000

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GUIDE PRICE £325,000 - £350,000

AN IMPROVED AND EXTENDED THREE BEDROOM DETACHED FAMILY HOME BACKING ONTO PARKLAND

Robert Ellis are delighted to welcome to the market this spacious and well-presented three-bedroom detached family home, positioned on a generous plot in this ever-popular residential location. Situated at the end of Marshall Hill Drive and backing directly onto parkland, the property offers both privacy and a fantastic outlook – ideal for growing families.

The property has been tastefully improved and extended, providing well-balanced accommodation across two floors. Upon entering, you are greeted by a welcoming hallway, leading to two generous reception rooms, perfect for entertaining or relaxing with family. The spacious kitchen sits at the heart of the home, offering ample storage and worktop space, ideal for everyday living.

To the first floor are three well-proportioned bedrooms and a modern refitted family shower room, finished with contemporary fixtures and fittings.

Externally, the property sits on a wide plot with a large driveway providing ample off-street parking. The enclosed rear garden is a real highlight, backing onto open parkland and featuring a detached home office/summerhouse, offering a quiet retreat, workspace or hobby room with power and lighting – perfect for modern hybrid working lifestyles.

Additional features include gas central heating, double glazing throughout, and the potential to further extend or adapt (subject to the necessary consents), making this a home that can grow with you.

This astounding home is in a sought-after location that is within easy reach of Mapperley Top, offering a wide variety of shops, bars, and eateries, and also benefits from convenient transport links providing quick and easy access into Nottingham City Centre.

An early viewing comes highly recommended to fully appreciate all this home has to offer.

Front of Property
To the front of the property there is a block paved driveway providing ample off the road vehicle hardstanding leading to the integral garage, garden laid to lawn, hedges to the boundaries, pathway leading to the front entrance door, mature shrubs and trees planted to the borders.

Entrance Hallway
2'10 x 11'03 approx (0.86m x 3.43m approx)
Modern UPVC double glazed composite door to the front elevation leading into the entrance hallway comprising coving to the ceiling, feature travertine tiled flooring, staircase leading to the first floor landing, ceiling light point, feature vertical radiator, inset mirror, doorway leading through to open plan lounge diner.

Living Room
21'4 x 12'5 approx (6.50m x 3.78m approx)
UPVC double glazed picture window to the front elevation, coving to the ceiling, ceiling light point, travertine feature floor tiling to the floor, carpeted flooring, feature fireplace incorporating wooden mantle brick slip back panel with slate hearth and modern feature cast iron burner, wall light point, archway leading through to dining area, wall mounted double radiator.

Dining Room
7'1 x 11'07 approx (2.16m x 3.53m approx)
Wall mounted double radiator, ceiling light point, coving to the ceiling, sliding double glazed patio doors to the rear elevation, archway leading through to the living room, doorway leading through to fitted kitchen.

Fitted Kitchen
7'11 x 17'09 approx (2.41m x 5.41m approx)
A range of matching wall and base units incorporating laminate work surfaces over, integrated double oven with four ring induction hob above, inset 1 1/2 bowl Belfast sink with mixer tap over, extractor hood, UPVC double glazed picture window to the rear elevation, coving to the ceiling, ceiling light points, space and plumbing for automatic washing machine, space an point for freestanding tumble dryer, space and point for fridge freezer, UPVC double glazed window tot the side elevation, tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling, feature vertical column radiator.

Bedroom Two
11'09 x 7'07 approx (3.58m x 2.31m approx)
UPVC double glazed picture window to the front elevation, wall mounted radiator, laminate floor covering, ceiling light point, coving to the ceiling, space for wardrobe.

Family Bathroom
9'04 x 8'05 approx (2.84m x 2.57m approx)
Two UPVC double glazed windows to the rear elevation, low level flush WC, undercounter vanity wash hand basin with marble style worktop and built-in storage below, walk-in shower enclosure featuring mains fed rain water shower above, feature tiled splashbacks, recessed spotlights to the ceiling, tiling to the floor, chrome heated towel rail, extractor fan.

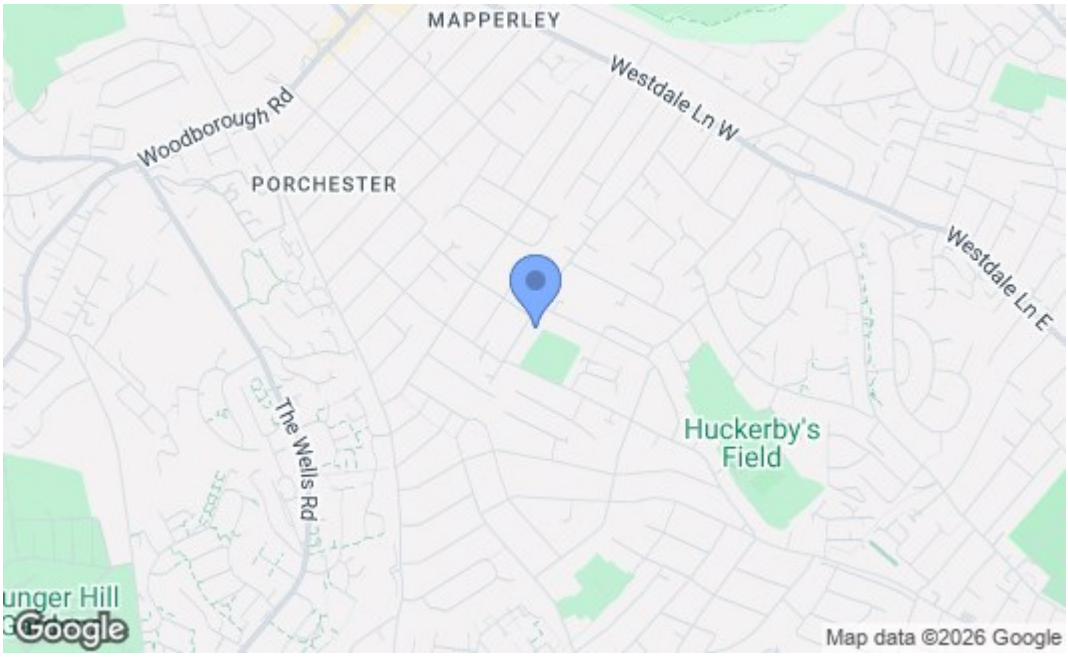
Bedroom One
11'09 x 9'01 approx (3.58m x 2.77m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes providing ample storage space.

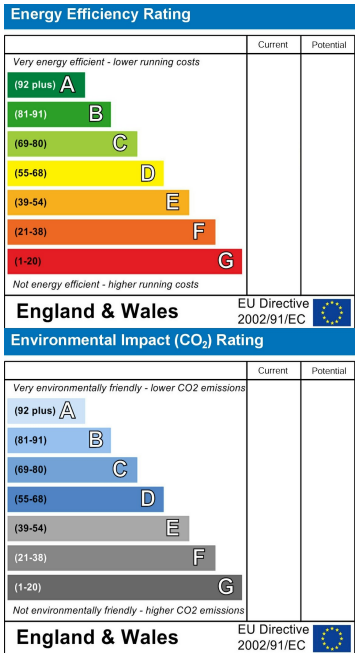
Bedroom Three
11'01 x 7'02 approx (3.38m x 2.18m approx)
UPVC double glazed window to the rear elevation overlooking the garden and park to rear, ceiling light point, coving to the ceiling, loft access hatch, laminate floor covering, wall mounted radiator.

Rear of Property
To the rear of the property there is an enclosed landscaped rear garden featuring a patio area, garden laid to lawn, mature shrubs and trees planted to the borders with outhouse incorporating light and power, garden store for further storage space, access to the neighbouring park ideal for young families.

Outhouse
21'2 x 7'01 approx (6.45m x 2.16m approx)
Double glazed windows and door to the side elevation, recessed lighting, air conditioning allowing for heating and cooling, offering additional storage playroom or study space subject to he buyers needs and requirements.

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





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.

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