Robert Ellis

look no further. . .







Somersby Road
Mapperley, Nottingham NG3 5QY

EXTENDED THREE BEDROOM SEMI-DETACHED HOME

Asking Price £240,000 Freehold



A WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN THE HIGHLY SOUGHT AFTER AREA OF MAPPERLEY.

This traditional property offers spacious and well-proportioned accommodation throughout and would make an ideal purchase for a growing family or buyer looking to put their own stamp on a property in a prime residential location.

To the ground floor, the accommodation comprises an entrance porch leading through to the inner hallway, ground floor WC, fitted kitchen with stone work surfaces and integrated double oven, dining room with feature fireplace and sliding patio doors leading into the conservatory, and a separate bay-fronted living room with feature gas fire.

To the first floor, there are three bedrooms, two benefiting from built-in wardrobes, and a family bathroom fitted with a three-piece suite including a quadrant shower enclosure.

Externally, the property benefits from a driveway providing off-road parking which leads to a brick-built garage with light and power. To the rear there is an enclosed garden laid mainly to lawn with patio seating area and fenced and hedged boundaries.

Situated in the ever-popular Mapperley area, the property is within easy reach of excellent local amenities, well-regarded schools, public transport links and Gedling Country Park, making this a fantastic location for families and commuters alike.

An early viewing comes highly recommended to fully appreciate the accommodation and location on offer.





Entrance Porch
4' x 5'08 approx (1.22m x 1.73m approx)
Sliding double glazed patio door to the front elevation with double glazed widows either side, wall light point, double glazed leaded door leading through to the inner entrance hallway.

Inner Entrance Hallway
14'10 x 7'06 approx (4.52m x 2.29m approx)
Double glazed leaded window to the side elevation, UPVC double glazed leaded door to the front elevation, electric storage heater, ceiling light point, coving to the ceiling, cloaks storage cupboard providing useful additional storage space housing the electrical consumer unit, panelled doors leading off to:

Ground Floor WC
3'05 x 5'10 approx (1.04m x 1.78m approx)
Low level flush WC, semi-recessed vanity wash hand basin with storage cupboard below, UPVC double glazed leaded window to the side elevation, tiled splashbacks, linoleum flooring, wall light point.

Fitted Kitchen
13'04 x 7'08 approx (4.06m x 2.34m approx)
A range of matching wall and base units with stone worksurfaces over incorporating a 1.5 bowl stainless steel sink with mixer tap above, integrated double Hotpoint oven with hob over, space and point for a freestanding fridge freezer, space and plumbing for an automatic washing machine, UPVC double glazed leaded window to the side elevation, glazed stable style door to the rear elevation, ceiling light point, coving to the ceiling, extractor fan.

Dining Room
11'1 x 13' approx (3.38m x 3.96m approx)
Electric storage heater, ceiling light point, coving to the ceiling, feature fireplace incorporating wooden mantle, stone hearth and surround with feature electric fire, sliding patio door leading through to the conservatory.

Conservatory
6'11 x 10'7 approx (2.11m x 3.23m approx)
Sliding UPVC double glazed patio door to the rear elevation, glass ceiling, laminate flooring, light and power.

Living Room
11'2 x 12'11 approx (3.40m x 3.94m approx)
UPVC double glazed leaded bay window to the front elevation, ceiling light point, picture rail, feature fireplace incorporating wooden surround, tiled hearth and back panel with living flame gas fire.

First Floor Landing
UPVC double glazed window to the side elevation, ceiling light point, coving to the ceiling, panelled doors leading off to:

Bedroom One
11'2 x 10'11 approx (3.40m x 3.33m approx)
UPVC double glazed leaded window to the front elevation, ceiling light point, coving to the ceiling, built-in wardrobes and dressing tables.

Bedroom Two
11'2 x 13' approx (3.40m x 3.96m approx)
UPVC double glazed window to the rear elevation, ceiling light point, coving to the ceiling, built-in wardrobes providing ample additional storage space, wall mounted electric storage heater.

Bedroom Three
8' x 7'7 approx (2.44m x 2.31m approx)
UPVC double glazed leaded window to the front elevation, ceiling light point, coving to the ceiling, built-in wardrobes providing ample additional storage space.

Family Bathroom
8'6 x 7'07 approx (2.59m x 2.31m approx)
Three piece suite comprising vanity wash hand basin with storage cupboards below, quadrant shower enclosure featuring an electric shower over, low level flush WC, UPVC double glazed window to the side and rear elevations, ceiling light point, loft access hatch, coving to the ceiling, extractor fan.

Front of Property
To the front of the property there is a driveway providing off the road vehicle hardstanding, garden laid to lawn, stone walls to the boundaries with shrubs planted to the borders.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing and hedging to the boundaries, patio area, brick built garage.

Brick Built Garage
21'1 x 8'09 approx (6.43m x 2.67m approx)
Doors to the front elevation, UPVC double glazed window to the side elevation, side access door, light and power.

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 7mbps 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



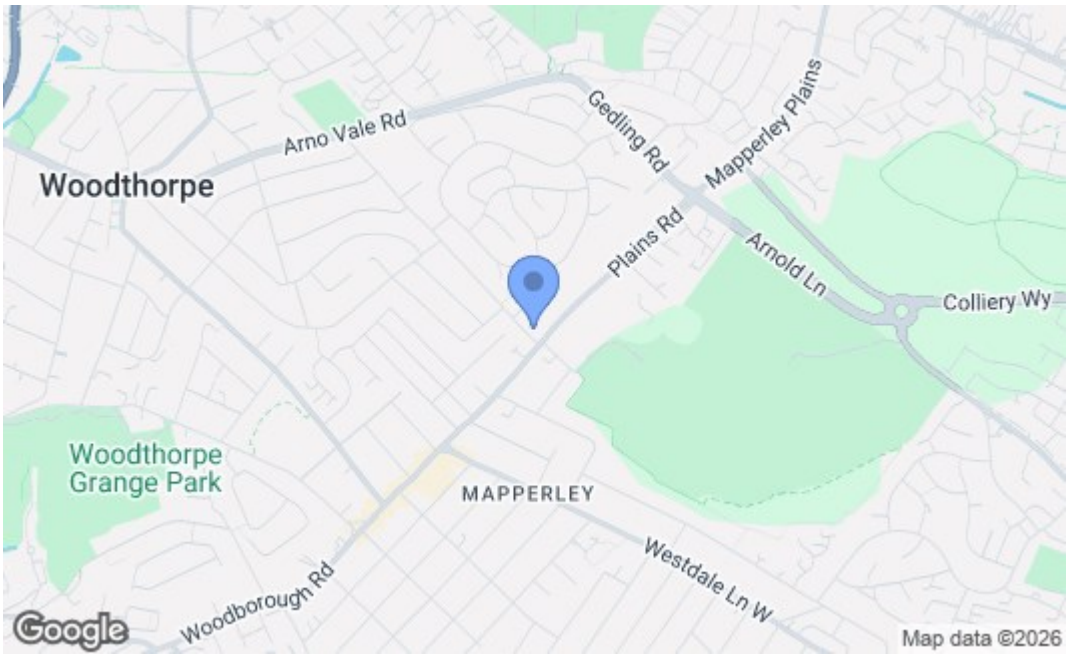


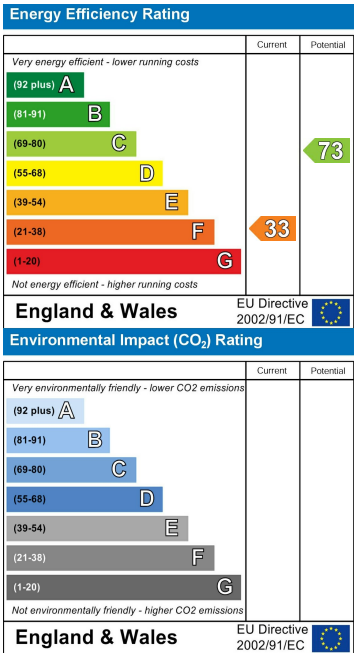












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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