



Seaton Way,
Mapperley, Nottingham
NG3 5XB

£415,000 Freehold



**GUIDE PRICE £415,000 - £425,000 **

Robert Ellis Estate Agents are delighted to present to the market this IMMACULATE FOUR BEDROOM, DETACHED FAMILY HOME situated in MAPPERLEY, NOTTINGHAM. The home has been finished to a high quality standard throughout, allowing prospective buyers to move in with ease.

The property is ideally located within this popular development, ideal for families or professionals. You have access to Mapperley Top which offers great amenities, shops and restaurants. It is situated within excellent catchment schools, alongside offering direct access to Gedling Country Park. To the front the home is an open field with park, ideal for a young family.

Upon entry, you are welcomed into the hallway which leads through to the lounge with feature media wall, downstairs WC and open plan kitchen diner with fitted units and bi-fold doors opening onto the enclosed, low maintenance rear garden. The kitchen also allows access to the utility room.

Stairs lead to landing, first double bedroom with shower room en-suite, second double bedroom, third double bedroom, fourth double bedroom and family bathroom featuring a three piece suite.

The rear garden offers patio area, artificial grass and desked area with potential for pergola. You have gated access, leading to the detached garage and driveway for at least two cars.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this FANTASTIC FAMILY HOME- Contact the office on 0115 648 5485 to arrange your viewing now!



Entrance Hall

3'9 x 15'2 approx (1.14m x 4.62m approx)

Having tiled flooring, composite front entrance door, understairs storage cupboard houses the electrics, stairs to the first floor, radiator and doors to:

Ground Floor w.c.

5'1 x 3'11 approx (1.55m x 1.19m approx)

Tiled flooring, wall mounted radiator, double glazed window to the front, wash hand basin with tiled splashback, low flush w.c., extractor fan, towel rail.

Lounge

10'9 x 16'6 approx (3.28m x 5.03m approx)

Double glazed bay window to the front, carpeted flooring, electric fire with LED lights, spotlights to the ceiling, two radiators.

Kitchen Diner

19'11 x 14'3 approx (6.07m x 4.34m approx)

Tiled flooring, two radiators, spotlights to the ceiling, integrated 50/50 fridge/freezer, electric oven and grill, four ring induction hob with extractor over, tiled splashbacks, Bosch dishwasher, double sink and drainer with glass surround and mixer tap, double glazed window to the rear, bi-fold doors to the garden.

Utility Room

Plumbing and space for both a washing machine and tumble dryer, cupboard housing the combination boiler, side access door.

First Floor Landing

Double glazed window to the side, loft access hatch, wall mounted radiator and doors to:

Bedroom 1

10'8 x 10'1 approx (3.25m x 3.07m approx)

Carpeted flooring, double glazed window to the front, wall mounted radiator, built-in wardrobes and door to:

En-Suite

7'8 x 4'9 approx (2.34m x 1.45m approx)

Tiled flooring, heated towel rail, low flush w.c., wash hand basin with mixer tap, wall mounted mirror, extractor fan,

spotlights to the ceiling, shower cubicle with mains fed shower and sliding door, tiled splashbacks.

Bedroom 2

8'2 x 12'7 approx (2.49m x 3.84m approx)

Carpeted flooring, double glazed window to the rear, wall mounted radiator.

Bedroom 3

6'3 x 10'3 approx (1.91m x 3.12m approx)

Carpeted flooring, double glazed window to the rear, wall mounted radiator.

Bedroom 4

6'9 x 7'7 approx (2.06m x 2.31m approx)

Carpeted flooring, wall mounted radiator, double glazed window to the front.

Bathroom

Tiled flooring, wash hand basin with vanity drawers under, low flush w.c., wall mounted mirror, tiled splashbacks, heated towel rail, double glazed window to the side, bath with mixer tap and mains fed shower, spotlights to the ceiling.

Outside

To the front of the property there is a tiled walkway to the front door, artificial lawn and shrubs to the borders.

To the rear of the property there is a patio area which leads onto an artificial lawn, continuation of the patio down the side of the garden which has space for a seating set. The property is surrounded with fencing, decked area with space for a barbecue. There is a driveway to the side providing off road parking for 2 cars.

Garage

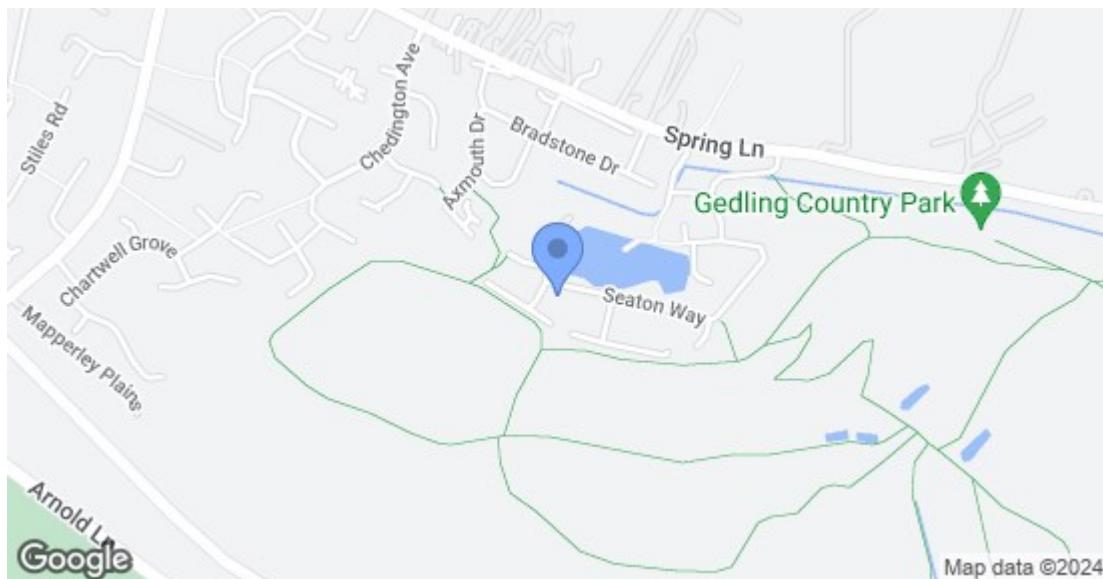
10'4 x 19'1 approx (3.15m x 5.82m approx)

UP and over door to the front, power and lighting, currently used as a gym with rubber mat flooring.

Council Tax Band:

Band E, Gedling Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	94
(81-91)	B	84
(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 CO₂ 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.