

**Pendle Crescent
Mapperley, Nottingham NG3 3DU**

A THREE-BEDROOM, SEMI-DETACHED
HOUSE LOCATED IN MAPPERLEY,
NOTTINGHAM.

Guide Price £220,000 Freehold



*** GUIDE PRICE £220,000 - £225,000 ***

Robert Ellis estate agents are delighted to bring to the market this superb three-bedroom, semi-detached home situated within Mapperley, Nottingham. Located in a modern development, it is perfect for first-time buyers or growing families and is move-in ready. An internal viewing is highly recommended to fully appreciate all that is on offer.

With easily accessible transport links to Nottingham's city centre and surrounding villages/towns, the property benefits from modern conveniences like gas central heating and double glazing. The ground floor comprises a reception hallway, open lounge/diner, fitted kitchen, and ground floor WC. The first floor offers three bedrooms and a modern refitted family bathroom.

To the front of the property there is a driveway providing off the road parking and laid to lawn garden. To the rear, an enclosed rear garden with a raised block paved patio area, Indian sandstone paved patio areas, summer house, covered area for a hot tub and an outdoor shower.

We strongly recommend an internal viewing to fully appreciate what is on offer. Contact us now to book your viewing appointment today!



Entrance Hallway

8' x 3'2 approx (2.44m x 0.97m approx)

Composite double glazed entrance door to the front elevation leading into the entrance hallway. Tiled flooring. Wall mounted feature column radiator. Recessed spotlights to the ceiling. Internal doors leading into the kitchen, lounge diner and ground floor WC.

Kitchen

8'1 x 7'4 approx (2.46m x 2.24m approx)

UPVC double glazed window to the front elevation. Tiled flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Range of matching wall and base units incorporating worksurfaces over. Sink and drainer unit with dual heat tap above. Integrated oven. 4 ring ceramic hob with extractor unit above. Integrated microwave. Integrated fridge and freezer. Integrated slimline dishwasher. Space and plumbing for an automatic washing machine. Wine rack.

Lounge Diner

17'10 x 14'07 approx (5.44m x 4.45m approx)

UPVC double glazed window to the rear elevation. UPVC double glazed French doors opening onto the enclosed rear garden. Solid oak flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Staircase to the first floor landing.

Ground Floor WC

6'11 x 3'1 approx (2.11m x 0.94m approx)

UPVC double glazed window to the side elevation. Tiled flooring. Tiled walls. Wall mounted towel radiator. Recessed spotlights to the ceiling. Wall mounted sink with dual heat tap. Low level flush WC. Wall mounted Main Eco Elite gas central heating combination boiler.

First Floor Landing

Solid oak flooring. Recessed spotlights to the ceiling. Loft access hatch with built-in loft ladder. Internal doors leading into bedroom 1, 2, 3 and family bathroom. Built-in airing cupboard.

Bedroom 1

10'11 x 8' approx (3.33m x 2.44m approx)

UPVC double glazed window to the front elevation. Solid oak flooring. Wall mounted radiator. Recessed spotlights to the ceiling.

Bedroom 2

12'4 x 8' approx (3.76m x 2.44m approx)

UPVC double glazed window to the rear elevation. Solid oak

flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Built-in wardrobes.

Bedroom 3

9'6 x 6'4 approx (2.90m x 1.93m approx)

UPVC double glazed window to the rear elevation. Solid oak flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Built-in over stairs storage cupboard.

Family Bathroom

6'4 x 6'2 approx (1.93m x 1.88m approx)

UPVC double glazed window to the side elevation. Tiled flooring. Tiled walls. Wall mounted towel radiator. Recessed spotlights to the ceiling. Modern refitted 3 piece suite comprising of a p shaped bath with a mains fed rainwater shower above, vanity hand wash basin with dual heat tap and storage cupboards below and a low level flush WC.

Front of Property

To the front of the property there is a driveway providing off the road parking, paved pathway to the front entrance, laid to lawn garden with shrubbery and secure gated access to the rear of property.

Rear of Property

To the rear of the property there is an enclosed rear garden with a raised block paved patio area, Indian sandstone paved patio areas, summer house, covered area for a hot tub, outdoor shower, external power, external water point and fencing to the borders.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

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

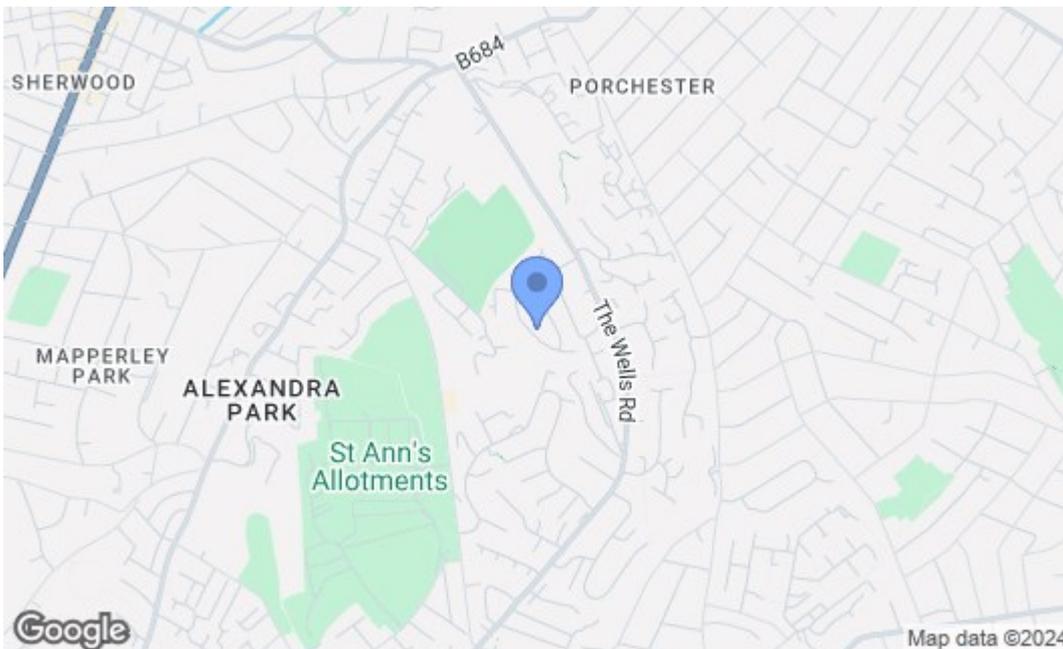
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.