



Offers in Excess of £500,000

Sandford Road, Mapperley, Nottingham NG3 6AJ

EPC Rating C



A beautifully presented, tastefully decorated, modern family home spanning four floors with viewing highly recommended to appreciate the versatility of the accommodation on offer and the panoramic views of the local area and beyond! The ground floor, street level comprises an entrance hallway providing access to an integral garage, cloakroom with WC and vanity basin unit and mezzanine lounge with wooden and chrome balustrade overlooking the open plan dining/family room on the lower ground floor and picture window with that panoramic view. Stairs lead both upstairs to the first floor and downstairs to the lower ground floor level which is home to a stunning open plan kitchen, dining and family room. The kitchen is fitted with modern high gloss black and Zebrano units, starlight black quartz work surfaces, two Neff single ovens with slide-away doors, Neff induction 4 burner hob, Neff fully integrated dishwasher, fridge, freezer and breakfast bar. Two steps lead down to the dining/family room, with glazed sliding doors giving access to the outside decked area and raised patio. There is also a separate utility room with built-in units and sink, a further built-in storage cupboard and stairs to the first floor. To the first floor is the master bedroom with picture window and ensuite shower room comprising a walk-in shower, toilet and basin vanity unit and heated towel rail, bedroom three with double Velux windows and built-in wardrobes, bedroom four and a fully tiled family bathroom with bath and overhead shower, basin vanity unit, WC, HIB illuminated Bluetooth mirror and heated towel rail. Bedroom two is located on the second floor with triple aspect Velux windows and a further shower room comprising walk-in shower, basin and WC. Mapperley is known for being popular both residentially and commercially. Known for being 'Mapperley Top' the area includes a collection of shops, restaurants, pubs, wine bars, hairdressers, beauty salons and takeaways. There are also local schools nearby and regular transport links to the City Centre.

• Freehold

WC 6' 0" x 3' 4" (1.83m x 1.02m)

GARAGE 18' 2" x 9' 11" (5.54m x 3.02m)

LIVING ROOM 17' 10" x 13' 2" (5.44m x 4.01m)

LAUNDRY ROOM 6' 10" x 6' 5" (2.08m x 1.96m)

KITCHEN AREA 9' 11" x 9' 11" (3.02m x 3.02m)

FAMILY ROOM 21' 9" x 17' 10" (6.63m x 5.44m)

MASTER BEDROOM 16' 9" x 9' 10" (5.11m x 3m)

EN-SUITE 9' 10" x 5' 7" (3m x 1.7m)

BEDROOM THREE 12' 9" x 9' 7" (3.89m x 2.92m)

BEDROOM FOUR 10' 10" x 7' 7" (3.3m x 2.31m)

BATHROOM 7' 5" x 6' 2" (2.26m x 1.88m)

BEDROOM TWO 16' 4" x 11' 3" (4.98m x 3.43m)

SHOWER ROOM 7' 3" x 7' 1" (2.21m x 2.16m)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: E

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

