



Hilton Road, Mapperley, Nottingham, NG3 6AP

Guide Price £300,000-£310,000 Freehold



Hilton Road, Mapperley

3 Bedrooms, 2 Bathroom

Guide Price £300,000-£310,000

- Extended Three Bedroom Semi-Detached House
- Open Plan Living
- Neutral & Modern Finish Throughout
- Fourth Bedroom/Home Gym/Playroom/Study
- Multi Levelled Garden
- Sought After Location
- On Road Parking

GUIDE PRICE £300,000-£310,000. Deceptively spacious, this substantially extended three/four bedroom semi-detached property offers a modern finish throughout and is situated in a sought after location in close proximity to Mapperley Top. The accommodation briefly comprises of a hallway, lounge with bay window, large, open plan living/dining/kitchen with island, utility room, ground floor shower room and a home gym that could also make a fantastic home office, playroom or fourth bedroom. To the first floor there are two well proportioned double bedrooms a further third, single bedroom and a beautifully refitted bathroom. Externally, the property has a low maintenance tiered garden to the rear and on road parking is available to the front. Early viewing is strongly recommended to appreciate the accommodation available.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY Accessed via an external composite door with opaque uPVC double glazed window to the front, tiled flooring, traditional column radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

LIVING ROOM 13' 6" x 10' 6" (4.11m x 3.2m) With wooden flooring, uPVC double glazed bay window to the front elevation, wall mounted electric fire, wall mounted radiator and ceiling light.

OPEN PLAN LIVING/KITCHEN 16' 9" x 14' (5.11m x 4.27m) This fantastic open plan space is ideal for family living and entertaining and comprises of a fitted kitchen with a range of high and low level units with a squared edge worktop over incorporating a sink and drainer, splash back tiling, integrated electric twin oven, fridge, freezer and dishwasher, island unit with an inset hob, extractor hood over and breakfast bar seating, vinyl floor covering, opaque uPVC double glazed window to the side elevation, two wall mounted radiators, fitted ceiling spotlights and open to the dining

area.

DINING AREA 11' 5" x 8' 6" (3.48m x 2.59m) With uPVC double glazed French Doors to the rear garden, vinyl floor covering, light well and fitted ceiling spotlights.

UTILITY ROOM 11' 4" x 2' 8" (3.45m x 0.81m) With washing machine plumbing and dryer point, ceramic floor tiling, uPVC external door to the rear garden and ceiling light.

SHOWER ROOM With a low flush w.c., corner half pedestal wash hand basin, mains fitted mixer bar shower, full floor and wall tiling, heated towel rail, opaque uPVC double glazed window the side and ceiling light.

BEDROOM FOUR/GYM/HOME OFFICE/PLAYROOM 21' 10" x 9' 3" (6.65m x 2.82m) This versatile additional room could be used for a variety of purposes including a fourth bedroom with the neighbouring shower room

potentially doubling up as an en-suite, a work from home space, playroom, or as its current purpose, a home gym. There is wood effect flooring, a uPVC external door to the rear garden and two Velux windows.

LANDING With a fitted carpet, opaque uPVC double glazed window to the side elevation and ceiling light.

MASTER BEDROOM 13' 10" x 9' 10" (4.22m x 3m) With wood effect laminate flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 12' x 8' 10" (3.66m x 2.69m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, fitted wardrobes with sliding mirrored doors, wall mounted radiator, loft hatch and ceiling light.

BEDROOM THREE 8' 5" x 6' 5" (2.57m x 1.96m) With wood effect laminate flooring, uPVC double glazed



window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM The beautifully refitted bathroom comprises of a P-Shaped panelled bath with a mains fitted mixer bar shower over, double basin wash hand vanity unit with twin light up mirrors, low flush w.c. column radiator, ceramic tiled flooring, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

EXTERNAL The property enjoys an enclosed tiered garden with a raised decking area, patio area a range of mature trees and shrubs, hedged and fenced boundary and secure gate access. There is a garden to the front with mature shrubs and on road parking is available.

NOTES The property benefits from a new roof in approx. 2021, has uPVC double glazing throughout and a modern combi boiler providing gas central heating.







Martin & Co Nottingham

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ
T: 0115 8533230 • E: nottingham@martinco.com

0115 8533230

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

