

Spencer Avenue  
Nottingham NG3 5SP



DavidJames  
the estate agent



£425,000

4 bedrooms

D(66)

## Freehold



david-james.com

### Pros

[illegible]

### Cons

[illegible]

**Other**

[illegible]

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### Arnold Branch

t 0115 955 5550  
e [arnold@david-james.com](mailto:arnold@david-james.com)

t 0115 987 8957  
e carlton@david-james.com

t 0115 962 4213  
e mapperley@david-james.com

M)



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Lounge



Dining Kitchen

- ✓ Detached family home
- ✓ Four bedrooms (master with en-suite)
- ✓ Spacious lounge with bay window and French doors
- ✓ Separate dining room and study
- ✓ Dining kitchen with separate utility
- ✓ Entrance hall with cloakroom/WC
- ✓ Family bathroom with white suite
- ✓ Drive and generous garage with remote door
- ✓ South westerly facing established garden
- ✓ Sold with no upward chain

#homeis  
“ Secluded sunny south facing garden  
“ Open plan dining kitchen  
“ Separate office/hobby room



Dining Room



Kitchen Area



Dining Area

Situated in a quiet cul-de-sac off the highly sought after Mapperley Plains is this executive, four bedroom detached family home, which is offered to the market with no upward chain.

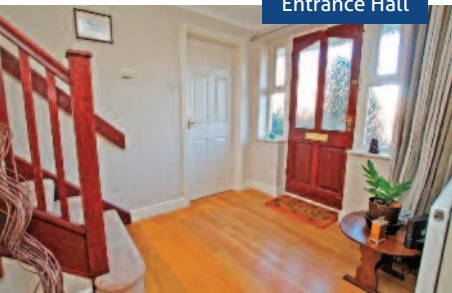
Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£6,250.00	£11,250.00	£24,000.00
For more information visit <a href="http://www.david-james.com/stampduty">http://www.david-james.com/stampduty</a>		

Council Tax Band **E**

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 06/01/2019 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.



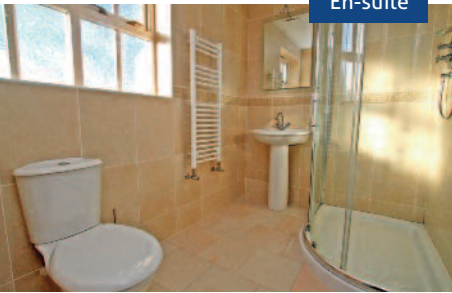
The ground floor accommodation comprises of a generous entrance hall with laminate flooring and cloakroom/WC, good size lounge with feature gas fire, a walk-in bay window, French doors and adjoining separate dining room and finally, a superb dining kitchen fitted with a range of base and eye level units with integrated appliances including an electric fan assisted double oven and grill, four ring gas hob and extractor. There is plumbing for a freestanding dishwasher and space for a fridge/freezer if required. French doors overlook and provide access to the rear garden whilst an internal door leads to the garage.



Entrance Hall



Bedroom 1

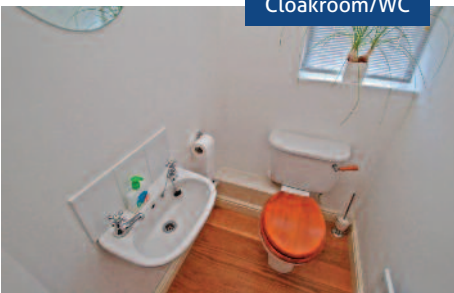


En-suite

All four bedrooms are situated on the first floor and are all generous in size with bedroom one boasting the use of fitted wardrobes as well as an en-suite shower room/WC which has full height tiling to all elevations and a white three piece suite comprising pedestal



Lounge



Cloakroom/WC



Bedroom 3



Bedroom 4

washbasin, dual flush WC and large corner shower cubicle with mains shower. There is a heated towel radiator and an opaque window to the rear of the property which provides plenty of natural light.

The bedrooms are complemented by a main family bathroom which is also fitted with a three piece white suite which consists of a pedestal washbasin, WC and bath with shower.

The property benefits from gas central heating, the reassurance of a burglar alarm system and double glazing.

Outside, a drive to the front of the property leads to the garage which has a fob controlled electric door and space for up to two vehicles with both power and lighting as well as access to a utility room which has a range of units, sink and plumbing for a washing machine. There is also a versatile study which has laminate flooring and French doors overlooking and providing access to the rear garden.



Bedroom 1



Bedroom 2



The property occupies a corner plot with both the front and the side gardens being mainly lawned with a variety of established plants and shrubs whilst the rear garden is south westerly facing and also predominantly lawned with mature plants and trees set to borders.

In conclusion, this is a fantastic opportunity to acquire a spacious family home, ideally situated for the stunning Gedling Country Park and Mapperley's fantastic range of amenities which include a variety of shops, bars/restaurants, bus routes to the city, Mapperley Golf Club and Nuffield Health and Fitness. A viewing is highly recommended at your earliest convenience.



Bathroom



Garden



Bathroom

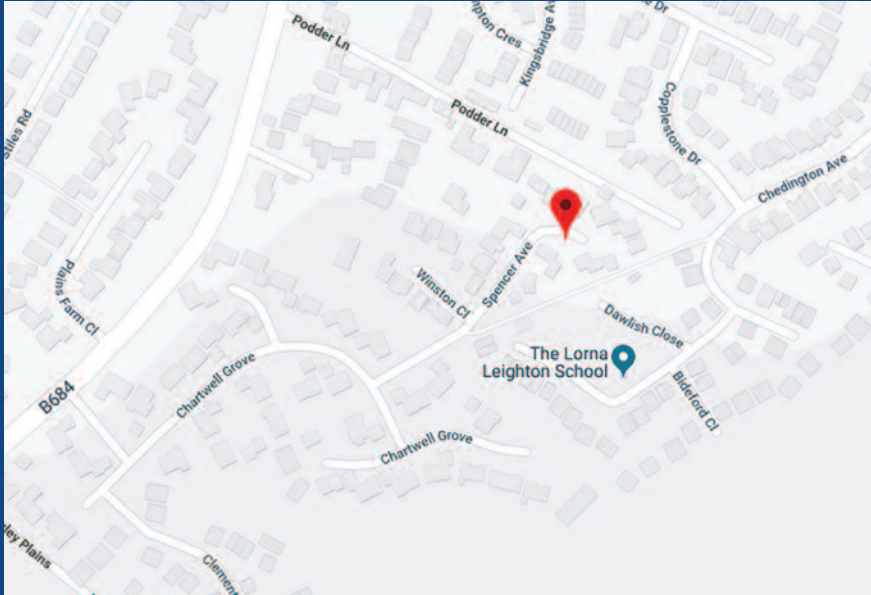


Rear

## How to get there

Proceed along Plains Road away from the city centre continuing over the crossroads onto Mapperley Plains, turn right onto Chartwell Grove, left to stay on Chartwell Grove and finally, left onto Spencer Avenue where the property can be found at the end of the cul-de-sac on the right hand side (there is no 'For Sale' board).

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property



## Property floor plan & measurements

### GROUND FLOOR

#### Entrance Hall

3.35m max x 2.57m max  
(11'0 max x 8'5 max)

#### Cloakroom/WC

1.47m x 1.07m  
(4'10 x 3'6)

#### Lounge

6.12m max x 3.48m max  
(20'1 max x 11'5 max)

#### Dining Room

2.95m x 2.90m  
(9'8 x 9'6)

#### Study

3.18m x 2.67m  
(10'5 x 8'9)

#### Dining Kitchen

5.59m max x 2.97m max  
(18'4 max x 9'9 max)

#### Utility

2.67m x 1.55m  
(8'9 x 5'1)

### FIRST FLOOR

#### Bedroom One

3.73m x 3.45m  
(12'3 x 11'4)

#### En-suite

2.41m x 1.75m  
(7'11 x 5'9)

#### Bedroom Two

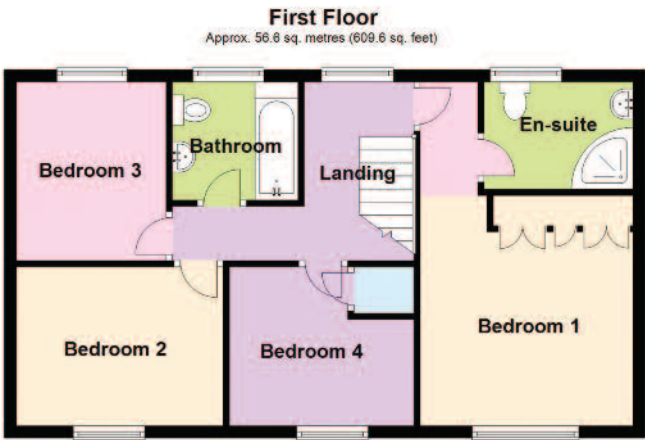
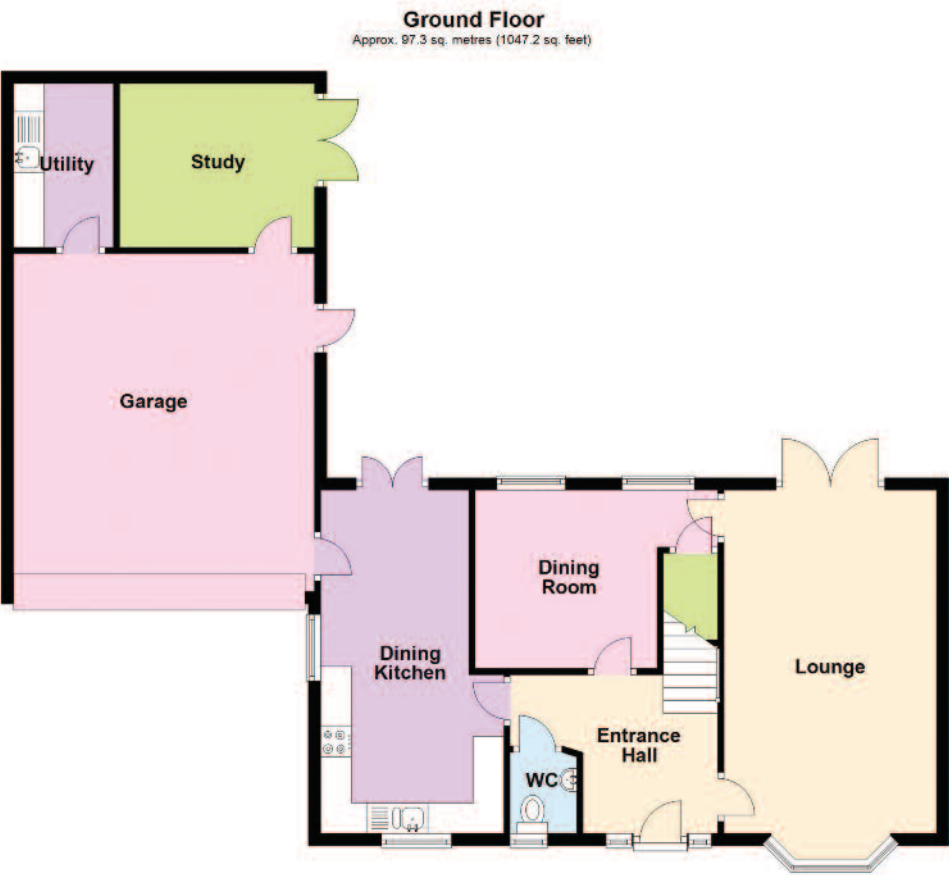
3.40m x 2.57m  
(11'2 x 8'5)

#### Bedroom Three

2.95m x 2.44m  
(9'8 x 8'0)

#### Bedroom Four

3.00m max x 2.59m max  
(9'10 max x 8'6 max)



#### Bathroom/WC

2.41m x 1.75m  
(7'11 x 5'9)

### OUTSIDE

#### Garage

5.49m max x 5.11m max  
(18'0 max x 16'9 max)

153.9 sq metres  
(1656.8 sq feet)

Total  
Area  
(Approx)

South Westerly  
Facing Rear Aspect

