



123 Woodthorpe Drive, Mapperley, NG3 5JL

£495,000

 3  2  3  E





# 123 Woodthorpe Drive Mapperley, NG3 5JL

- Three bedrooms
- Close to Mapperley Top
- UPVC double glazed conservatory
- Large corner plot
- Bathroom, en-suite
- Downstairs toilet

Welcome to this charming detached house located on Woodthorpe Drive in Mapperley, with three double bedrooms, en-suite and a centrally heated conservatory. Great location!

£495,000



Situated on a large mature corner plot, this house offers not only a comfortable living space but also a beautiful outdoor area, with balustrade enclosed decking overlooking the large fish pond and lawned garden. The property also has plenty of character, including traditional internal doors, picture rails, stained glass front door and fireplaces. Both main reception rooms have lovely traditional fireplaces with living flame gas fires adding warmth to the rooms, in addition to the centrally heated conservatory and a large breakfast kitchen, there is ample of space for family gatherings and entertaining. Upstairs, in addition to the three double bedrooms, the modern bathroom and en-suite provide convenience and style.

One of the highlights of this property is its proximity to Mapperley's vibrant shopping area, bars, cafes, and restaurants, all within walking distance. This means you can enjoy the convenience of urban amenities while still residing in a leafy residential neighbourhood.

Don't miss the opportunity to make this house your home and enjoy the best of both worlds - a tranquil living environment with easy access to all the excitement Mapperley has to offer.

#### Entrance Porch

With UPVC double glazed front entrance door, original tiled floor and stained glass secondary door through to the main hallway.

#### Main Hallway

With radiator, picture rail and doors to both reception rooms.

#### Living Room

With a feature cast-iron picture tiled fireplace with a living flame gas fire, decorative surround and a slate hearth. UPVC double-glazed bay window to the front, two UPVC double-glazed side windows and two radiators.



### Dining Room

With a decorative cast iron fireplace, living flame gas fire and tiled hearth with original built-in cupboards next to the chimney breast. Radiator, UPVC double-glazed double doors to the conservatory and door through to the breakfast kitchen.

### Conservatory

Being UPVC double glazed with polycarbonate roof, tiled floor and double doors to the side with steps leading down to the decking.

### Breakfast Kitchen

The breakfast area has exposed floorboards and steps leading down to the kitchen, fitted corner bench seating, LED downlights, UPVC double glazed side window and door leading to the side entrance porch and downstairs toilet.

### Side Entrance Porch

With UPVC double glazed side entrance door from the driveway, plumbing for a washing machine and access to the downstairs toilet with dual flush toilet, washbasin and radiator.

### Kitchen Area

Fitted with a range of wall and base units with solid wooden worktops, tiled splashback and twin Belfast sinks and matching centre island. Appliances consist of a brushed steel trim electric double oven, five ring steel gas hob with extractor and integrated Siemens dishwasher. Granite style tiled floor, LED downlights, UPVC double glazed window and UPVC double glazed doors leading out to the decking.

### First Floor Landing

Loft hatch with ladder into the roof space, UPVC double glazed side window, radiator, built-in cupboards/wardrobes.

### Bedroom 1

Decorative cast iron fireplace, radiator, picture rail and built-in wardrobe.

### En-suite

Consisting of a fully tiled recessed cubicle with chrome mains shower, half tiling to the remaining walls with tiled floor, semi pedestal washbasin and dual flush toilet. Vertical radiator, extractor fan and UPVC double glazed front window.

### Bedroom 2

UPVC double glazed side window and radiator.

### Bedroom 3

Built-in double wardrobe, UPVC double glazed side window and radiator.

### Bathroom

Consisting of a large bath with central mixer tap, full height tiling, glass screen, chrome mains shower and matching tiled bath panel. Traditional style pedestal washbasin and dual flush toilet with half tiling to the remaining walls, tiled floor, radiator, chrome ladder towel rail, LED downlights, built-in linen cupboard and UPVC double glazed side window.

### Outside

To the front there is a driveway providing ample parking for three cars. There is a small front garden with side gated access leading to the main side and rear garden. To the rear and accessed from the kitchen is a large balustrade enclosed deck with security lighting, outside tap and overlooking a large fish pond. Steps lead down to the lawn where there is a large bed/border and path separating the further main lawn, with shaped rocker border edging, large mature Laurel bed, established borders, a corner paved seating area and garden shed, enclosed with a mixture of fencing and hedging to the perimeter.

### Material Information







TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band C  
PROPERTY CONSTRUCTION: Solid Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
FLOOD RISK: Very low  
ASBESTOS PRESENT: N/K  
ANY KNOWN EXTERNAL FACTORS: N/K  
LOCATION OF BOILER:  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Eon Next  
MAINS ELECTRICITY PROVIDER: Eon  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER:  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level front access. Stepped rear access from the kitchen and conservatory.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
 0115 953 6644  
 sales@marriotts.net

www.Marriotts.net

