



**4 Mardling Avenue, Nottingham,  
Nottinghamshire NG5 5UG**

**£190,000**

Tel: 0115 9680268



- Utility Room
- Master With En Suite
- Driveway & Garage
- Extremely Popular Location
- Large Semi Detached House
- Three Storey Living
- Three Bedrooms
- Modern Kitchen

A modern, three bedroom semi detached house with a truly spacious internal layout.

The property itself boasts three, well utilised floors, all presented in an easy on the eye neutral fashion and harnesses flexible, modern family living perfectly. The property stands proudly within a popular development which also comes within walking distance to a well serviced bus route which easily connects you to Nottingham City centre and a whole host of excellent amenities.

The accommodation comprises an entrance hallway, ground floor shower room, third bedroom and a handy utility room with access onto the rear garden. To the first floor there you will find all the living accommodation you need with a large living room and a modern kitchen. To the second floor there is a master bedroom with an en suite, generously proportioned second bedroom again with fitted wardrobes and a family bathroom with modern three piece suite.

Externally, the property itself stands in a pleasant position on a popular and established housing development with a split frontage of a front lawn and driveway with an integral garage. To the rear of the property there is a well sized manageable space to enjoy with a lawn, decked sitting area and fenced boundaries to all sides.

### ENTRANCE HALL

w: 6.01m x l: 1.05m (w: 19' 9" x l: 3' 5")

A large central entrance hall with a radiator, ceiling light point, handy understairs storage cupboard and stairs rising to the first floor landing.

### DOWNSTAIRS SHOWER ROOM

A handy addition to any property an additional downstairs shower room with a three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin with chrome taps and a Low flush WC. There is also a radiator, ceiling light point and an extractor fan.

### BEDROOM THREE

w: 2.8m x l: 2.47m (w: 9' 2" x l: 8' 1")

A ground floor bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

### UTILITY

w: 1.88m x l: 1.73m (w: 6' 2" x l: 5' 8")

A well placed utility room with wall cupboards and base units with working surfaces over. Inset sink with drainer, plumbing for a washing machine, wall mounted boiler, tiled splashbacks, radiator, ceiling light point and an obscure glazed door opening onto the rear garden.

### FIRST FLOOR LANDING

With a radiator, ceiling light point, stairs providing access to the second floor landing and a double glazed window to the front elevation.

### LIVING ROOM

w: 5.8m x l: 4.42m (w: 19' x l: 14' 6")

A truly spacious living room with a feature fireplace with inset modern fire. There is also two radiators, ceiling light point, coving to ceiling and a double glazed window to the rear elevation.

### KITCHEN

w: 2.59m x l: 2.46m (w: 8' 6" x l: 8' 1")

A well utilised space full of storage from its range of wall cupboards, base units and drawers. Integrated four ring gas hob with wall mounted extractor hood over. Integrated oven, plumbing for a dishwasher, space for a free standing fridge, freezer, ceiling light point, tiled splashbacks and a double glazed window to the front elevation.

### SECOND FLOOR LANDING

A small landing space with a ceiling light point and a double glazed window to the side elevation.

## **MASTER BEDROOM**

w: 3.83m x l: 2.63m (w: 12' 7" x l: 8' 8")

A well proportioned master bedroom with fitted wardrobes benefiting from hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

## **EN-SUITE SHOWER ROOM**

w: 1.65m x l: 1.47m (w: 5' 5" x l: 4' 10")

An en suite shower room with a three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin with chrome taps and a Low flush WC. There is also a radiator, ceiling light point, extractor fan, tiled splashbacks and an obscure double glazed window to the rear elevation.

## **BEDROOM TWO**

w: 3.36m x l: 2.95m (w: 11' x l: 9' 8")

A second double bedroom again benefitting from fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and two double glazed windows to the front elevation.

## **BATHROOM**

w: 2.1m x l: 1.71m (w: 6' 11" x l: 5' 7")

With a three piece suite comprising a panelled bath with mixer tap and shower handset over, wash hand basin with mixer tap and a Low flush WC. There is also a radiator, ceiling light point, part tiled walls, extractor fan and an obscure double glazed window to the side elevation.

## **OUTSIDE**

Externally, the property itself stands in a pleasant position on a popular and established housing development with a split frontage of a front lawn and driveway with an integral garage. To the rear of the property there is a well sized manageable space to enjoy with a lawn, decked sitting area and fenced boundaries to all sides.

## **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call Ben Pycroft on our office number 0115 968 0268.

## **TENURE**

The property is being sold as a freehold. With vacant possession on completion.

## **MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advise when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

## **FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







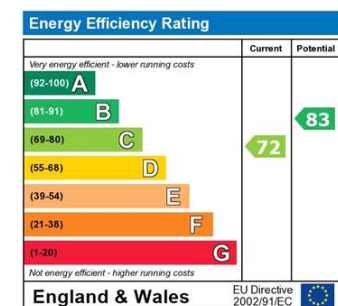












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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