

| Mansfield Road | Papplewick | Nottingham | NG15 8FJ

**Robert Ellis**  
RESIDENTIAL



## Entrance Porch

3'6" x 10'7" approx (1.07m x 3.23m approx)

UPVC double glazed entrance door to front elevation. UPVC double glazed windows to front elevation. Tiling to the floor. Recessed spotlights to ceiling. Internal glazed door leading into the entrance hallway.

## Entrance Hallway

Glazed windows to front elevation. Carpeted flooring. Wall mounted double radiator. Recessed spotlights to ceiling. Staircase leading to the first floor landing. Large walk-in cloaks cupboard providing useful additional storage space. Internal panel doors leading into the lounge, dining room, bedroom 2, 3, 4 and the family bathroom.

## Lounge

18'5 x 21'3 approx (5.61m x 6.48m approx)

This spacious reception room benefits from feature beams to ceiling and a feature stone fireplace incorporating slate hearth and open fireplace. Carpeted flooring. Wall mounted double radiators. Ceiling light points. Wall light points. Sliding patio door leading into the conservatory.

## Dining Room

14'1 x 9'4 approx (4.29m x 2.84m approx)

Carpeted flooring. Wall mounted double radiator. Ceiling light point. Ample space for dining table. Archway leading into the kitchen diner.

## Kitchen Diner

16'9 x 14'8 approx (5.11m x 4.47m approx)

UPVC double glazed window to the rear elevation. Sliding double glazed patio door leading into the conservatory. Vinyl flooring. Wall mounted double radiator. Tiled splashbacks. Recessed spotlights to ceiling. A range of matching wall and base units incorporating granite worksurfaces over. Double stainless steel sink under the counter sink with mixer tap above. Integral double oven. Bosch ceramic hob with extractor hood over. Integrated dishwasher. Integrated fridge freezer. Archway leading through to the dining room. Sliding patio door leading into the conservatory. Internal door leading into the side lobby.

## Family Bathroom

7'9 x 5'8 approx (2.36m x 1.73m approx)

Glazed window to side elevation. Carpeted flooring. Tiling to walls. Wall mounted radiator. Ceiling light point. Extractor fan. Shaver point. Wall mounted mirror with inset lighting above. Four piece suite comprising of a panel bath, pedestal hand wash basin, bidet and a low level WC.

## Bedroom 2

10'9 x 12'7 approx (3.28m x 3.84m approx)

UPVC double glazed bay window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

## Bedroom 3

3'11 x 9'10 approx (1.19m x 3.00m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

## Bedroom 4

10'7 x 9'1 approx (3.23m x 2.77m approx)

UPVC double glazed leaded window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

## Conservatory

8'4 x 18'8 approx (2.54m x 5.69m approx)

UPVC double glazed French doors leading to enclosed garden to rear. UPVC double glazed windows to the side and rear elevations. Tiling to floor. Wall mounted radiator. Wall light points.

## Side Lobby

3'7 x 23'6 approx (1.09m x 7.16m approx)

UPVC double glazed door to the front elevation. Ceiling light point. Internal panel doors leading into the kitchen diner and integral garage.

## Garage

8'3 x 39'7 approx (2.51m x 12.07m approx)

Up and over door to the front elevation. UPVC double glazed rear access door. Floor standing oil fired heater. Space and point a freestanding tumble dryer. Belfast sink with hot and cold taps above. Panel door leading into the gardeners WC.

## Gardeners WC

3'2 x 5'8 approx (0.97m x 1.73m approx)

Window to the rear elevation. Low level flush WC.

## First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Recessed spotlight to ceiling. Panel door leading into bedroom 1.

## Bedroom 1

14'2 x 16'7 approx (4.32m x 5.05m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to ceiling. Built-in wardrobes providing ample additional storage space. Panel door leading into the en-suite shower room.

## En-Suite Shower Room

11'1 x 6'3 approx (3.38m x 1.91m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Tiling to walls. Recessed spotlights to the ceiling. Loft access hatch. Shaver Point. Wall mounted mirror with insert lights. Four piece suite comprising of a double ended panel bath, double recessed sink with storage cupboards below, bidet and a low level flush WC.

## Front of Property

To the front of the property there is a large block paved driveway providing off the road parking, laid to lawn, mature shrubbery and trees planted to the borders with fencing to the boundaries.

## Rear of Property

To the rear of the property there is a spacious enclosed garden incorporating large paved patio area, large laid to lawn area, mature shrubbery and trees planted to the borders with fencing to the boundaries.

## Agents Notes: Additional Information

Council Tax Band: F

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Oil heating

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

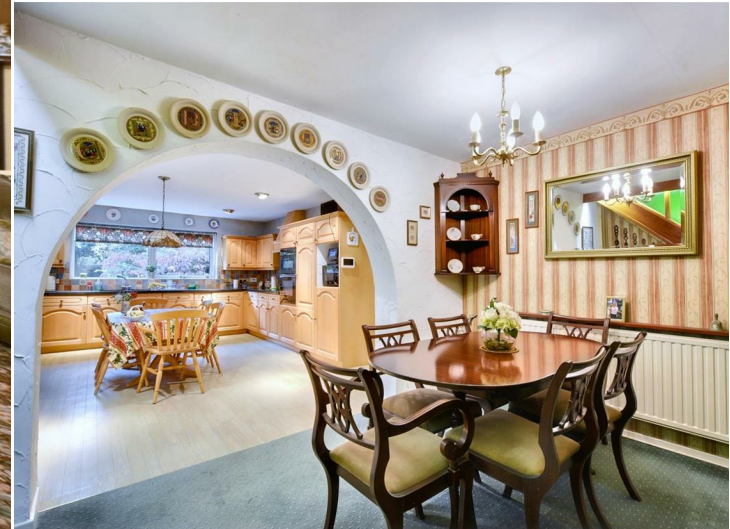
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



## UNIQUE PROPERTY ON A GENEROUS PLOT WITH EXCELLENT DEVELOPMENT POTENTIAL

Robert Ellis Estate Agents are proud to present this extended four-bedroom detached property, set on a generous plot in the sought-after location of Papplewick, Nottingham.

Situated on Mansfield Road, the property is just moments away from Arnold Town Centre, providing easy access to a range of local amenities, shops, and restaurants. Transport links are excellent, offering convenient routes into Mapperley, Nottingham City Centre, and nearby villages and towns. Families will appreciate the proximity to Redhill Academy and Richard Bonington Primary & Nursery.

Upon entering, you are welcomed by an inviting entrance porch leading into a spacious hallway, which flows into the open-plan dining kitchen. The kitchen opens into a conservatory that overlooks the large rear garden—perfect for family gatherings and entertaining.





The property also boasts a separate lounge with a feature fireplace, providing a cosy retreat. Three bedrooms are located on the ground floor: two double bedrooms with front-facing bay windows and a versatile third room that can function as a dining room or bedroom, featuring a picture window overlooking the side driveway. A separate family bathroom is also conveniently located on this level.

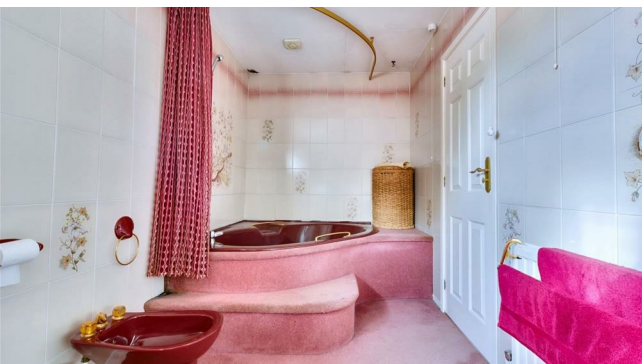
On the first floor, you'll find the impressive master suite, complete with a spacious en-suite for added privacy and comfort.

Outside, the large, enclosed rear garden features patio areas and an expansive lawn, bordered by fencing and hedges for privacy. The front of the property provides a generous driveway with ample parking, along with access to an integrated garage.

A viewing is essential to fully appreciate the size, location, and potential of this fantastic property. Contact our office today to arrange your viewing!







Robert Ellis  
ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		47	76
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.