

| Marshall Road | Mapperley | Nottingham | NG3 6HS

**Robert Ellis**  
RESIDENTIAL



## Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, side access to the rear of the property, surrounded by fencing.

## Entrance Hallway

Composite entrance door to the front elevation leading to the entrance hallway comprising LVT flooring, wall mounted radiator, wall mounted storage, spotlights to ceiling, stairs to first floor, doors to rooms.

## Bedroom 3

15'2" x 8'3" approx (4.64 x 2.52 approx)

This bedroom comprises UPVC double glazed window to the front elevation, wall mounted radiator, LVT flooring.

## Utility Room

4'9" x 7'8" approx (1.47 x 2.36 approx)

This useful utility room comprises LVT flooring, wall mounted radiator, built in wall and base unit incorporating a sink with mixer tap over, space and plumbing for washing machine and tumble dryer.

## Downstairs Bathroom

9'8" x 6'4" approx (2.96 x 1.94 approx)

This modern bathroom comprises tiled flooring, vertical dual fuel heated towel rail, tiled splashbacks, vanity handwash basin with mixer tap and storage underneath, freestanding bath with shower attachment and mixer tap, UPVC double glazed window to the side elevation, WC, spotlights to the ceiling.

## Bedroom 4

10'3" x 13'1" approx (3.14 x 4 approx)

This bedroom comprises LVT flooring, wall mounted radiator, UPVC double glazed window to the front elevation, built-in storage cupboard which houses the boiler.

## Open Plan Kitchen/Lounge/Diner

24'9" x 25'5" approx (7.55 x 7.75 approx)

This open plan space comprises LVT flooring, spotlights to the ceiling, two UPVC double glazed sliding doors leading to the rear garden, UPVC double glazed window to the rear and side

elevations, two wall mounted radiators, two Velux windows, a range of wall, base and drawer units with work surfaces over incorporating a sink with spray hose mixer tap, breakfast bar island, wine fridge, Zanussi double oven, integrated NEFF microwave, integrated Bosch dishwasher integrated Bosch fridge and freezer and a five ring Bosch induction hob.

## First Floor Landing

Carpeted stairs lead to the first floor landing with doors to bedrooms.

## Bedroom 2

12'11" x 10'7" approx (3.95 x 3.24 approx)

This bedroom comprises two velux windows, UPVC double glazed window to the front elevation, wall mounted radiator, spotlights to the ceiling, door to walk in wardrobe space.

## Walk-in Wardrobe

5'7" x 9'5" approx (1.71 x 2.88 approx)

This useful walk-in wardrobe comprises wall mounted radiator, carpeted flooring, spotlight to the ceiling, Velux window, door to ensuite.

## Ensuite

4'8" x 6'3" approx (1.44 x 1.91 approx )

This ensuite comprises Velux window, spotlights to the ceiling, wood effect tiles, tiled splashbacks, matte black mains fed shower with separate shower attachment, vanity wash hand basin with matte black mixer tap, extractor fan, wall mounted dual fuel heated towel rail, WC.

## Master Bedroom

15'3" x 10'7" approx (4.67 x 3.25 approx )

This master bedroom comprises 2 Velux windows, UPVC double glazed window to the rear elevation, carpeted flooring, spotlights to the ceiling, aircon heating unit, wall mounted radiator, door to ensuite and walk-in wardrobe.

## Walk-in Wardrobe

5'6" x 14'5" approx (1.70 x 4.41 approx)

This useful walk-in wardrobe comprises wall mounted radiator, carpeted flooring, spotlight to the ceiling, two Velux windows, door to ensuite.

## En-suite

6'3" x 4'9" approx (1.91 x 1.45 approx)

This ensuite comprises Velux window, spotlights to the ceiling, wood effect tiles, tiled splashbacks, matte black mains fed shower with separate shower attachment, vanity wash hand basin with matte black mixer tap, extractor fan, wall mounted dual fuel heated towel rail, WC.

## Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with large tiled patio area home to a wood fired hot tub included with the property, steps leading to a tiered lawn area all surrounded by fencing with lovely views, a hot/cold water tap is located to the side of the property with secure access to the front.

## Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

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

8 YEARS NEW BUILD WARRANTY WITH BUILD ZONE.

1055MR/SM



**\*\* OFFERS OVER £475,000! \*\***

Robert Ellis Estate Agents are proud to present this extraordinary four-bedroom detached home, built in 2023 with remaining new-build warranty, where Scandinavian-inspired design seamlessly combines with modern sophistication. Located in the highly sought-after area of Mapperley, this home offers both character and convenience. With vibrant bars, unique shops, and local amenities just a stone's throw away, it promises an exceptional lifestyle in one of Nottingham's most desirable neighbourhoods.

Step inside to discover a warm and elegant atmosphere. The ground floor features a striking open-plan kitchen, living, and dining space, drenched in natural light and complemented by high-quality LVT flooring. The kitchen offers everything you could want for a perfect cooking experience, outfitted with premium appliances such as a full-length fridge and freezer, double oven, microwave, oversized hob, dishwasher, wine cooler, and bespoke pantry drawers.

On this level, you'll also find two spacious double bedrooms, a stylish family bathroom, a utility room, and ample storage, perfectly





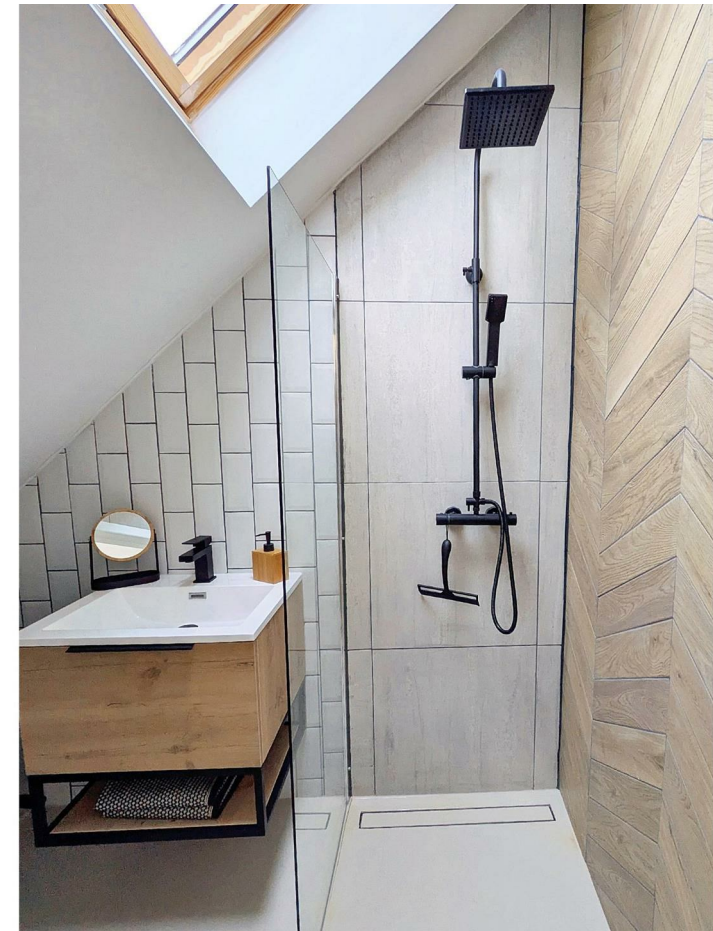
balancing practicality with style.

Upstairs, two further luxurious double bedrooms each offer walk-in wardrobes and stunning ensuite bathrooms finished with sophisticated microcement. The master suite includes air conditioning and blackout blinds, creating a peaceful and private retreat.

Outside, the rear garden is an absolute highlight, offering a beautifully landscaped space with Italian porcelain tiles, a tiered lawn, and a wood-fired hot tub, providing the ideal setting for relaxation or entertaining. The front of the property boasts a large driveway for multiple vehicles, and the home is further secured with an extensive CCTV and alarm system.

This property is more than just a home; it's a statement of luxury living. With its impeccable design, prime location, and exceptional amenities, it truly stands out.

**CALL OUR ARNOLD BRANCH TODAY TO ARRANGE YOUR VIEWING!**



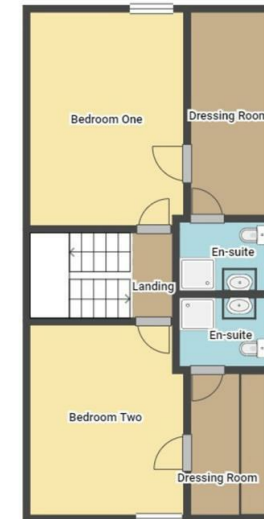
For more information or to arrange a viewing call **0115 648 5485**

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**Robert Ellis**  
ESTATE AGENTS



154 Square Metres

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		84	91
	EU Directive 2002/91/EC		

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