

| Mapperley Plains | Mapperley | Nottingham | NG3 5RS

**Robert Ellis**  
RESIDENTIAL



# | Mapperley Plains | Mapperley | Nottingham | NG3 5RS

## Front of Property

The property sits at the end of a small quiet cul-de-sac set back from the main road, featuring a spacious hardstanding driveway to the front which provides ample off road parking, the front garden incorporates a lawned area with a shed providing useful additional storage located to the rear of the freestanding brick built double garage, a pathway leading to the front entrance door; with further secure side access to the enclosed landscaped rear garden.

## Lobby/Porch

6'4 x 6'03 approx (1.93m x 1.91m approx)

Modern double glazed composite door to the front elevation with fixed double glazed panel to the side, UPVC double glazed window to the side elevation, wall to ceiling fitted cupboards for storage, internal door leading to inner entrance hallway.

## Inner Entrance Hallway

18'3 x 9'08 approx (5.56m x 2.95m approx)

Ceiling light point, Amtico flooring, coving to the ceiling, wall mounted radiator, staircase leading to the first-floor landing, under stairs storage cupboard, intruder alarm, panelled doors leading off to;

## Ground Floor Cloakroom

5'11 x 5'03 approx (1.80m x 1.60m approx)

Two piece suite comprising low level flush WC, pedestal wash hand basin, tiled splashbacks, wall mounted radiator, UPVC double glazed window to the side elevation, ceiling light point, Xpelair extractor fan, Amtico flooring.

## Study/Snug

10' x 9'4 approx (3.05m x 2.84m approx )

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

This versatile additional reception space would make a great home office/snug or child's playroom subject to the buyers needs and requirements.

## Living Room

16'04 x 20'4 approx (4.98m x 6.20m approx )

UPVC double glazed sectional bay window to the front elevation with additional UPVC double glazed window to the side, wall mounted radiator, feature fireplace incorporating stone surround and hearth with inset living flame gas fire, ceiling light points, coving to the ceiling, ceiling roses, internal glazed French doors leading to inner entrance hallway, internal French doors leading to additional reception room.

## Dining Kitchen

12'10 x 22' approx (3.91m x 6.71m approx)

This spacious modern dining kitchen benefits from having a range of matching wall and base units incorporating a quartz work surface over, central island unit with charger point and ample storage cupboards, Blanco undermounted sink with swan neck mixer tap above with further boiling water tap and sink incinerator, UPVC double glazed window to the rear elevation with UPVC double glazed French doors leading to enclosed landscaped garden, ceiling light point, recessed spotlights to the ceiling, ample space for dining table, feature vertical radiator, space and point for spacious American style fridge freezer, integrated microwave oven, space and point for large free-range cooker with industrial extractor hood above, ample storage cabinets, integrated Siemens dishwasher, LVT flooring, door leading to utility room, door leading to second reception/dining room.

## Utility

8'04 x 6'04 approx (2.54m x 1.93m approx)

Double glazed door to side elevation with UPVC double glazed side window, wall mounted radiator, a range of matching wall and base units incorporating laminate work surfaces over, stainless steel sink with mixer tap above, space and plumbing for automatic washing machine, space and point for freestanding tumble dryer, valiant gas central heating boiler, tiled splashbacks, tiling to the floor, ceiling light point, wall mounted electrical consumer unit, Xpelair extractor fan.

## Dining Room/Second Reception

10'4 x 12'8 approx (3.15m x 3.86m approx)

UPVC double glazed French doors leading to the landscaped garden to the rear with additional UPVC double glazed window to the side elevation, wall mounted double radiator, coving to the ceiling, ceiling light point, ceiling rose, internal French doors leading to the living room with door leading to the dining kitchen.

## First Floor Landing

14'05 x 9'8 approx (4.39m x 2.95m approx)

Loft access hatch with pull down ladder, coving to the ceiling, ceiling light point, wall mounted double radiator, airing cupboard housing hot water cylinder with additional storage, panelled doors leading off to;

## Family Bathroom

6' x 8'05 approx (1.83m x 2.57m approx)

Modern white three piece suite comprising panelled bath with mains fed shower above, pedestal wash hand basin, low level flush WC, tiled splashbacks, linoleum floor covering, heated towel rail, recessed spotlights to the ceiling, extractor fan, UPVC double glazed window to the side elevation, shaver point.

## Bedroom One

13'08 x 10'05 approx (4.17m x 3.18m approx)

This spacious master suite benefits from having a separate walk through wardrobe area with access to en-suite shower room, UPVC double glazed window to the rear elevation overlooking the rear garden, wall mounted radiator, ceiling light point.

## Dressing Area

5'07 x 8'05 (1.70m x 2.57m )

Archway to master bedroom and panelled door leading to en-suite shower room, recessed spotlights to the ceiling, built-in wardrobes.

## En-suite Shower Room

8' x 6'05 approx (2.44m x 1.96m approx)

UPVC double glazed window to the side elevation, wall mounted double radiator, recessed vanity wash hand basin with storage cupboards below, low level flush WC, walk in shower enclosure with mains fed shower above, tiled splashbacks, recessed spotlights to the ceiling, extractor unit.

## Bedroom Two

14'01 x 14'02 approx (4.29m x 4.32m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes providing ample storage space, ceiling light point, coving to the ceiling, panelled door leading to the en-suite shower room.

## En-Suite Shower Room

8'06 x 6'05 approx (2.59m x 1.96m approx)

Modern white three piece suite comprising wall hung vanity wash hand basin with storage cupboards below, wall hung WC, walk-in shower enclosure featuring mains fed shower above, heated towel rail, automated sensor, heated toilet seat with male and female bidet function, under-floor heating, UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, extractor fan, tiled splashbacks, feature lighting.

## Bedroom Three

16'09 x 11' approx (5.11m x 3.35m approx )

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## Bedroom Four

8'05 x 12'02 approx (2.57m x 3.71m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

## Bedroom Five/Study

10' x 11'05 approx (3.05m x 3.48m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, currently fully fitted with built in office furniture.

## Double Garage

Remote controlled up and over door, light and power.

## Rear of Property

To the rear of the property there is an enclosed landscaped private rear garden being laid mainly to lawn, fencing to the boundaries, mature shrubs and trees planted to the borders, additional covered veranda fitted with outdoor lights, heaters and enclosing curtains providing ideal alfresco dining and seating areas.

## Agents Notes: Additional Information

Council Tax Band: G

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



### EXTENSIVE FIVE-BEDROOM FAMILY HOME IN A DESIRABLE CUL-DE-SAC LOCATION

Robert Ellis Estate Agents are delighted to welcome to the market this IMMACULATELY PRESENTED, FIVE DOUBLE BEDROOM DETACHED HOME, positioned within a quiet cul-de-sac in the ever-popular Mapperley Plains area of Nottingham.

The area is well-served by easily accessible transport links, facilitating convenient travel to and from the city and surrounding regions as well as being in close proximity to well rated schools such as Mapperley Plains Primary and Nursery School and Arnold Hill Spencer Academy. Across the road there is access to Lambley Dumbles providing scenic country walks through picturesque landscapes, also a short distance away is Gedling Country Park, this park features walking trails, wildlife habitats, and panoramic views, making it ideal for leisure and outdoor activities.

Overall, this property combines the tranquility of nearby natural landscapes with the convenience of urban amenities, making it a desirable location for residents seeking both relaxation and accessibility.

This spacious and versatile home offers well-proportioned accommodation across two floors, ideal for modern family living.

Upon entering, you are greeted by an enclosed entrance porch leading into a generous hallway with a striking feature staircase. From here, there is access to a useful lobby and downstairs W/C, as well as a home office/snug, currently utilised as a gym. The bay-fronted lounge opens via French doors into the formal dining room, while the heart of the home lies in the open-plan kitchen diner, fitted with contemporary units and offering French doors to the rear garden. A separate utility room provides



additional convenience and access to the garden.

To the front of the property, there is a spacious driveway providing ample off-road parking, leading to a double garage with lighting, power, and twin up-and-over doors. There is also a lawned front garden and a handy store located at the rear of the garage.

The first-floor landing provides access to five generous bedrooms. Both the principal and second bedrooms benefit from fitted wardrobes and their own stylish en-suite shower rooms. Three further double bedrooms are served by a well-appointed family bathroom with a three-piece suite.

Externally, the rear garden has been beautifully landscaped to offer year-round enjoyment, featuring a large covered patio area perfect for entertaining, a well-maintained lawn, and established flower beds, all enclosed with secure fencing.

A truly superb opportunity to purchase a substantial family home in a sought-after residential location. Internal viewing comes highly recommended to fully appreciate the size, layout and finish of this exceptional property.

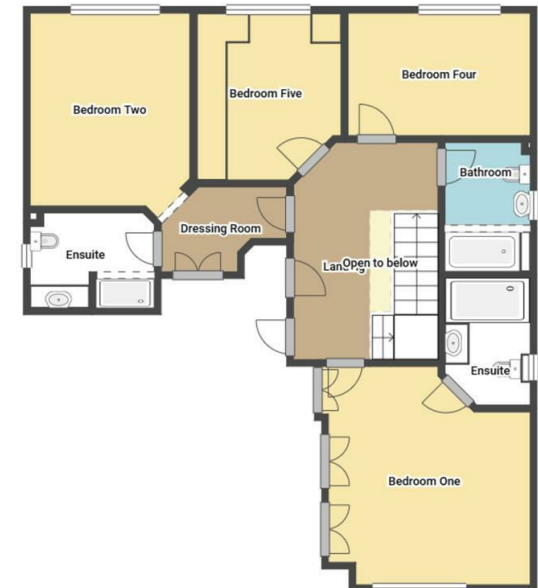
Contact our team today to arrange your viewing!







**Robert Ellis**  
ESTATE AGENTS



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>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 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.